

2007 095830

2007 DEC -6 AM 10:55

LAKE COUNTY RECORDERS OFFICE
FILE NO. 095830

MICHAEL A. BROWN
RECORDER

WARRANTY DEED

12-14-0279-0017

THIS INDENTURE WITNESSETH, That JAMES J. JANUS AND KAREN A. JANUS, HUSBAND AND WIFE, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KEITH M. COSGROVE AND KERRI L. COSGROVE, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, as GRANTEES in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 17 IN HIGH POINT TRAILS, UNIT 3, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

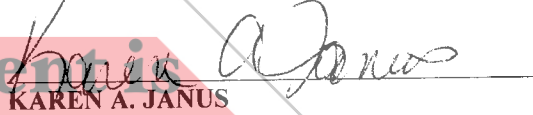
COMMONLY KNOWN AS: 194 VALLEY VIEW LN., DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2006 TAXES PAYABLE 2007, 2007 TAXES PAYABLE 2008, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 30th day of November, 2007.


JAMES J. JANUS


KAREN A. JANUS

STATE OF INDIANA
COUNTY OF Lake

Document Not Official!
COMMUNITY TITLE COMPANY
FILE NO. L38762

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of November, 2007, personally appeared: JAMES J. JANUS AND KAREN A. JANUS, HUSBAND AND WIFE, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature 
Resident of _____ County Printed _____, Notary Public

STATE OF _____
COUNTY OF _____ SS:

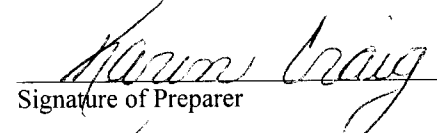
Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2007, personally appeared: _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature _____
Resident of _____ County Printed _____, Notary Public

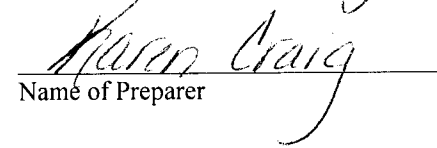
This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No: 9534-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: GRANTEES
Grantee's street or rural route address: 194 VALLEY VIEW LN., DYER, IN 46311
Send Tax Bills To: GRANTEES - 194 VALLEY VIEW LN., DYER, IN 46311

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this Document unless required by law.


Signature of Preparer

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER


Name of Preparer

NOV 27 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

#16
cm
Cra

023658