

2007 096085

2007 DEC -7 AM 9:21

RECORDED

Parcel No. 23-9-400-1

WARRANTY DEED

ORDER NO. 620075947

THIS INDENTURE WITNESSETH, That Gerald R. Fredianelli and Patricia A. Fredianelli, husband and wife (Grantor)

of Lake County, in the State of INDIANA CONVEY(S) AND WARRANT(S) to Scott A. Phillips and Julie A. Phillips, husband and wife and Tyler S. Phillips, as joints tenants with right of survivorship (Grantee)

of Lake County, in the State of INDIANA, for the sum of TEN AND 00/100 Dollars (\$ 10.00 )

and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 108. in Fashion Terrace Unit No. 5, in the City of Crown Point, as per plat thereof, recorded in Plat Book 41, page 9, and re-recorded in Plat Book 41, page 10, in the Office of the Recorder of Lake County, Indiana.

Subject to covenants and restrictions, easements and building lines as contained in the plat of subdivision and as contained in all other documents of record; and real estate taxes and assessments for 2006 payable 2007 together with delinquency and penalty, if any, and all real estate taxes and assessments due and payable thereafter which the grantee herein assumes and agrees to pay.

CHICAGO TITLE INSURANCE COMPANY

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Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 259 Wilson Place, Crown Point, Indiana 46307

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 27th day of November, 2007.

Grantor: Signature Gerald R. Fredianelli (SEAL) Grantor: Signature Patricia A. Fredianelli (SEAL) Printed Gerald R. Fredianelli Printed Patricia A. Fredianelli

STATE OF INDIANA ) SS: ACKNOWLEDGEMENT COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, personally appeared Gerald R. Fredianelli and Patricia A. Fredianelli, husband and wife who acknowledge the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27th day of November, 2007

My commission expires: SEPTEMBER 12, 2005

Signature Melissa Yanez Printed Melissa Yanez, Notary Name Resident of Lake County, Indiana.

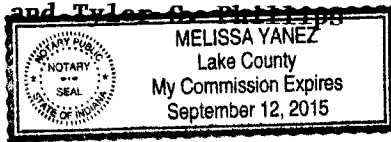
This instrument prepared by Donna LaMere, Attorney at Law #03089-64 ss/cp

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.

Return deed to 259 Wilson Place, Crown Point, Indiana 46307

Send tax bills to 259 Wilson Place, Crown Point, Indiana 46307

Grantees: Scott A. Phillips and Julie A. Phillips and Tyler S. Phillips 259 Wilson Place Crown Point, IN 46307



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC - 6 2007

PEGGY HOLINA KATONA LAKE COUNTY AUDITOR

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