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RECORDED  
LAKE COUNTY  
FILED 2008 MAR 13

2008 016621

2008 MAR -7 AM 9:13

**(GRANTEE MAILING ADDRESS)**

RECORDER

Mail Tax Bills To:  
2529 Harvest Drive  
Crown Point, IN 46307

Tax Key No. 009-20-13-0395-0001

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT:** Dragan Babic

*of Lake County in the State of Indiana*

**CONVEY AND WARRANT TO:** Melissa <sup>I</sup>Perez

*of Lake County in the State of Indiana*

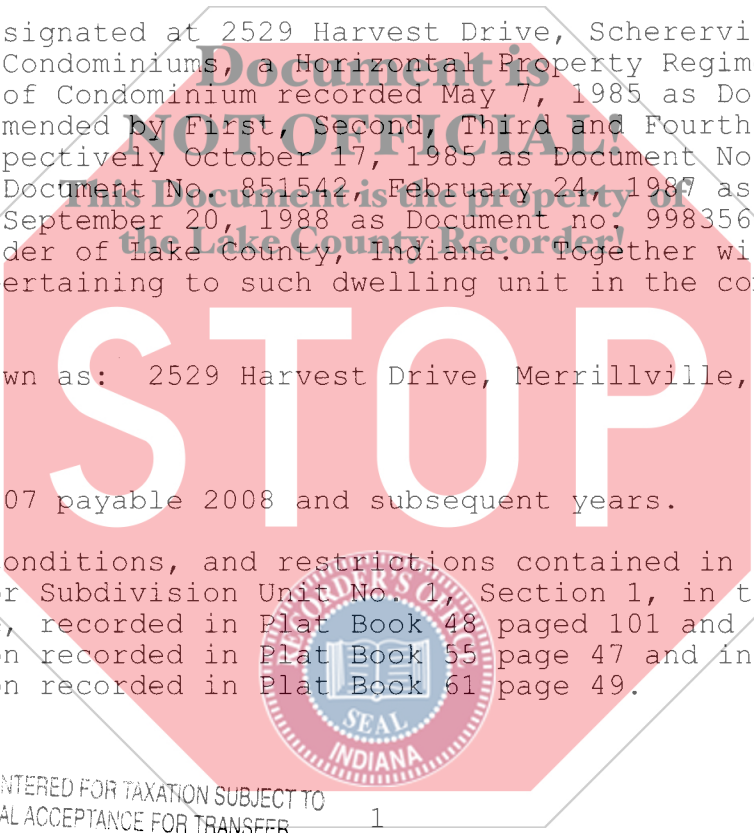
*for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:*

Apartment designated at 2529 Harvest Drive, Schererville, Indiana, in Oakcrest Condominiums, a Horizontal Property Regime, created by Declaration of Condominium recorded May 7, 1985 as Document No. 802041 and amended by First, Second, Third and Fourth Amendments recorded respectively October 17, 1985 as Document No. 824860, April 29, 1986 as Document No. 851542, February 24, 1987 as Document No. 903508, and September 20, 1988 as Document no. 998356, in the Office of the Recorder of Lake County, Indiana. Together with an undivided interest appertaining to such dwelling unit in the common areas and facilities.

Commonly known as: 2529 Harvest Drive, Merrillville, Indiana

Subject To:

1. Taxes for 2007 payable 2008 and subsequent years.
2. Covenants, conditions, and restrictions contained in the plat of Harvest Manor Subdivision Unit No. 1, Section 1, in the Town of Schererville, recorded in Plat Book 48 paged 101 and amended by Plat of Correction recorded in Plat Book 55 page 47 and in Plat of Resubdivision recorded in Plat Book 61 page 49.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 1

MAR - 5 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Handwritten initials: 'li', '22', '1/3', 'd'

Ticor Title - Schererville 920081089

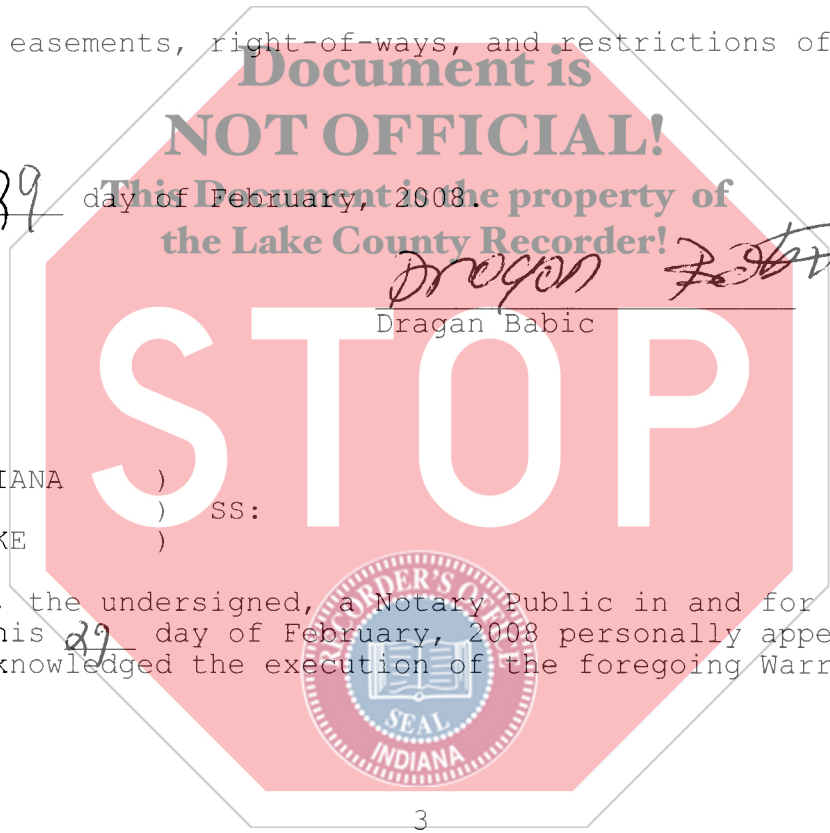
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3. Terms, provisions, covenants, easements and restrictions, in the declaration of Oak Crest Condominiums, a Horizontal Property Regime recorded May 7, 1985 as Document No. 802041, and all amendments thereto, including but not limited to, the duties and obligations arising from automatic membership in Oakcrest Condominium Association.
4. Assessments for expenses levied in favor of Oakcrest Condominium Association pursuant to the Declaration, which assessments are subordinate to taxes and all sums unpaid on a first mortgage of record.
5. Rights of Oakcrest Condominium Association, through its Board of Directors to approve occupancy or sale, lease or mortgage of any apartment unit which is not applicable with respect to a bank, life insurance company, state or federal savings and loan association as set out in the Declaration recorded May 7, 1985 as Document No. 802041.
6. Building lines established in the plat of Harvest Manor Subdivision Unit No. 1, Section 1, in the Town of Schererville, in Plat book 48 page 101 and amended by Plat Book 55 page 47 and in plat of resubdivision recorded in Plat Book 61 page 49, in the Office of the Recorder of Lake County, Indiana.
7. Building line violations by the patio as shown in Plat Book 62 page 13 and in Plat Book 59 page 14.
8. Easement established in the plat of Harvest Manor Subdivision Unit No. 1, Section 1, in the Town of Schererville, in Plat book 48 page 101 and amended by Plat of Correction recorded in Plat Book 55 page 47 and in plat of resubdivision recorded in Plat Book 61 page 49, in the Office of the Recorder of Lake County, Indiana.
9. Grant of easement from First Bank of Whiting, as Trustee for Trust No. 1512 recorded November 3, 1980 as Document No. 605404 in Plat Book 52 page 59.
10. Easement for underground electrical lines, communication lines and gas mains contained in a grant in favor of Northern Indiana Public

Service Company and to Indiana Bell Telephone Company, and to their respective successors and assigns dated June 26, 1988 and recorded July 11, 1988 as Document No. 986344.

- 11. The expandable provision set out under Article XIX of the Declaration recorded May 7, 1985 as Document No. 802041.
- 12. Rights or claims of parties in possession not shown by the public records.
- 13. Easements for ditches, drains, laterals, and drain tile, if any.
- 14. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 15. Highways, easements, right-of-ways, and restrictions of record, if any.

Dated this 29 day of February, 2008.

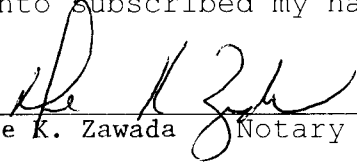


*Dragan Babic*  
Dragan Babic

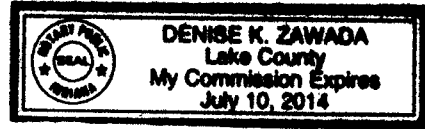
STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of February, 2008 personally appeared: Dragan Babic and acknowledged the execution of the foregoing Warranty Deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
Denise K. Zawada Notary Public

My Commission Expires: 07 10 14



County of Residence: Lake

**Document is NOT OFFICIAL!**

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 Denise K. Zawada.

**STOP**

THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH, Attorney at Law  
3235 - 45th Street, Suite 304  
Highland, Indiana 46322  
219/922-4141

deed\babic