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2004 018579

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2004 MAR -4 11:11 AM
MICHAEL A. BROWER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **CHARLES R. STEINRUCK, III AND STEPHANIE P. STEINRUCK, HUSBAND AND WIFE GRANTORS** of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **CHRISTOPHER D. RITCHIE** 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:

2009 061573

~~PART OF TRACT 5 IN VENTURA TOWNHOMES PHASE 2, A PLANNED UNIT DEVELOPMENT IN ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73 PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 00 DEGREES 04 MINUTES 30.5 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 137.75 FEET TO THE~~

SEE LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF

COMMONLY KNOWN AS: 11303 KELLY DRIVE, SAINT JOHN, IN 46373
UNIT NO. 22 KEY NO. 12-162-22

SUBJECT TO SPECIAL ASSESSMENTS, 2002 TAXES PAYABLE 2003, 2003 TAXES PAYABLE 2004, 2004 TAXES PAYABLE 2005, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 27th day of February, 2004.

Charles R. Steinruck III
CHARLES R. STEINRUCK, III

Stephanie P. Steinruck
STEPHANIE P. STEINRUCK

COMMUNITY TITLE COMPANY
FILE NO. 27997

STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of February, 2004, personally appeared: **CHARLES R. STEINRUCK, III AND STEPHANIE P. STEINRUCK, 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: _____
Resident of _____ County

Signature Karen Craig
Printed _____ Notary Public



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2004, 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: _____
Resident of _____ County

Signature _____
Printed _____ Notary Public

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

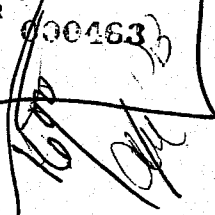
This instrument prepared by **PATRICK J. McMANAMA, Attorney at Law, Identification No: 9534-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: **GRANTEE(S) CHRISTOPHER D. RITCHIE 11303 KELLY DRIVE, SAINT JOHN, IN 46373**
Send Tax Bills To: **GRANTEE(S) CHRISTOPHER D. RITCHIE**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 4 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR



23e
CS
Bm

015366

Deed being re-recorded
to correct legal description
- see attached legal

STEINRUCK / RITCHIE

~~POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 30.5 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 26.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 05.9 SECONDS WEST A DISTANCE OF 104.01 FEET TO A POINT OF DEFLECTION; THENCE NORTH 58 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 56.43 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, THENCE NORTH 31 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 35.00 FEET; THENCE SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 64.23 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 05.9 SECONDS EAST A DISTANCE OF 79.16 FEET TO THE POINT OF BEGINNING, REFERRED TO AS PARCEL "C" AND COMMONLY KNOWN AS 11307 KELLY DRIVE.~~



45-11-29-228-033,000-035

LEGAL DESCRIPTION

(Parcel A) Part of Tract 5, in Ventura Townhomes, Phase 2, a Planned Unit Development, in the Town of St. John, as per plat thereof recorded September 11, 1992, in Plat Book 73, page 7, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of said Tract 5; thence South 00 degrees 04 minutes 30.5 seconds East, along the East line of said Tract 5, a distance of 100.45 feet; thence North 89 degrees 48 minutes 05.9 seconds West a distance of 73.17 feet to a point of deflection; thence North 58 degrees 56 minutes 26 seconds West a distance of 50.17 feet to a point on the West line of said Tract 5; thence North 31 degrees 03 minutes 34 seconds East, along the West line of said Tract 5, a distance of 35.11 feet; thence, continue along the West line of said Tract 5, on a curve concave to the Southeast and having a radius of 92.00 feet, an arc distance of 96.16 feet; thence South 89 degrees 02 minutes 11.3 seconds East, along the North line of said Tract 5, a distance of 17.55 feet to the point of beginning.

This Deed is being corrected and re-recorded to show the correct legal description of the parcel of real estate intended to be conveyed by the Grantors herein, to Christopher D. Ritchie, to-wit: 11303 Kelly Drive, St. John, Indiana.

