2009 062628

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 SEP 14 AM 10: 22

MICHAEL A. BROWN
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 29TH day of July, 2009, by and between *Cavender Properties, LLC*, (hereinafter referred to as "Grantor"), and *ANDREW G. JAMES AND SUSAN G. JAMES, HUSBAND & WIFE*, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana, to wit:

The North 15 feet of Lot Numbered 43 and the South 15 feet of Lot 44 in Block 1 as shown on the recorded plat of Central Park Addition to Tolleston in the City of Gary Lake County Indiana recorded in Plat Book 2 Page 48 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-08-08-434-003.000-004
Property Address: 1711 Hayes Street, Gary, Indiana 46404

Grantee Tax Mailing Address: 14509 Clark St. Crown Point In 46307

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 14509 Clark St. Crown Point In 46307

IN WITNESS WHEREOF, Grantor has executed this deed this 29TH day of July, 2009.

Grantors:
Signature _____

Printed Daniel Cavender, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public for said County and State, personally appeared DANIEL CAVENDER, SOLE MEMBER of *Cavender Properties, LLC*, a Limited Liability Company, who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29TH day of July, 2009.

My commission expires:
9-11-2014

County of Residence
LAKE

_____
Notary Public

MATTHEW C. SCHELTENS
Printed Name of Notary Public

MATTHEW C. SCHELTENS
Notary Public, State of Indiana
Lake County, Comm. # 553480
My Commission Expires
September 11, 2014

This Instrument prepared by:
Daniel Cavender, Member
C & S Lake Region, LLC
127 N Broad St
Griffith, IN 46319

"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."

Prepared by: _____

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 14 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP
923988

MT

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