

2009 081026

2009 DEC -7 AM 10:44

MICHAEL A. BROWN
RECORDER

WARRANTY DEED

JAX No. 45-12-33-331-004.000-029

THIS INDENTURE WITNESSETH, That EVELYN M. RUTKOWSKI, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KELLY C. JANIA AND BRANDY L. JANIA, HUSBAND AND WIFE, of LAKE County in the State of INDIANA as GRANTEE(S) 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 95, INDIAN RIDGE ADDITION, UNIT NO. 2, TO THE CITY OF CROWN POINT, AS SHOWN IN PLAT BOOK 51, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 9726 POLK STREET, CROWN POINT, INDIANA 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2008 TAXES PAYABLE 2009, 2009 TAXES PAYABLE 2010, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 24 day of November, 2009.

Evelyn M. Rutkowski by Cynthia Matczak, P.A.
EVELYN M. RUTKOWSKI
BY: CYNTHIA MATCZAK,
ATTORNEY-IN-FACT



STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of November, 2009, personally appeared: EVELYN M. RUTKOWSKI, BY CYNTHIA MATCZAK, ATTORNEY-IN-FACT 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: 5/9/17
Resident of Lake County

Signature: *Elizabeth R. Kinzie*
Printed: ELIZABETH R. KINZIE
Notary Public
Lake County
My Commission Expires
May 9, 2017

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No: 953445
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: KELLY C. JANIA AND BRANDY L. JANIA
Grantee's street or rural route address: 9726 POLK STREET, CROWN POINT, INDIANA 46307
Send Tax Bills To: KELLY C. JANIA AND BRANDY L. JANIA - 9726 POLK STREET, CROWN POINT, INDIANA 46307

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: *Elizabeth Kinzie*
Name of Preparer: ELIZABETH KINZIE

COMMUNITY TITLE COMPANY
FILE NO L 42421

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 02 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

017761

Handwritten initials: Kew, CM, RM