

WARRANTY DEED  
(INDIANA)

THIS INDENTURE WITNESSETH, that Grantors,

DEAN E. ROZEK, DIVORCED AND NOT SINCE REMARRIED AND  
KELLY A. ROZEK, DIVORCED AND NOT SINCE REMARRIED

of LAKE County, in the State of INDIANA;

CONVEY AND WARRANTS to:

TIMOTHY BIRON AND CAROLYN BIRON, HUSBAND AND WIFE

of LAKE County, in the State of INDIANA, for and in consideration of the sum of TEN  
AND NO/100-----(\$10.00) Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in Lake  
County, Indiana, to wit:

LOT 1 IN HANOVER HILL 2<sup>ND</sup> ADDITION UNIT 1, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 51 PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE  
COUNTY, INDIANA.

This Document is the property  
of the Lake County Recorder

SUBJECT TO THE FOLLOWING:

1. The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. Taxes for the year 2009 payable in 2010 and 2010 payable in 2011, and all subsequent years;
3. Defects, liens, encumbrances, and adverse claims of records, if any;
4. Roads and highways, streets, and alleys;
5. Limitation by fences and/or other established boundary lines; and
6. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.

**(GRANTEE MAILING ADDRESS)**

Commonly known as: 11723 WHITE OAK, CEDAR LAKE, IN 46303  
Key No.: 45-15-17-101-001.000-013

**051082**

FEB 6 2010

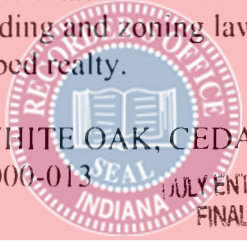
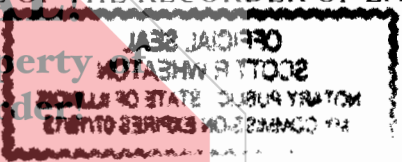
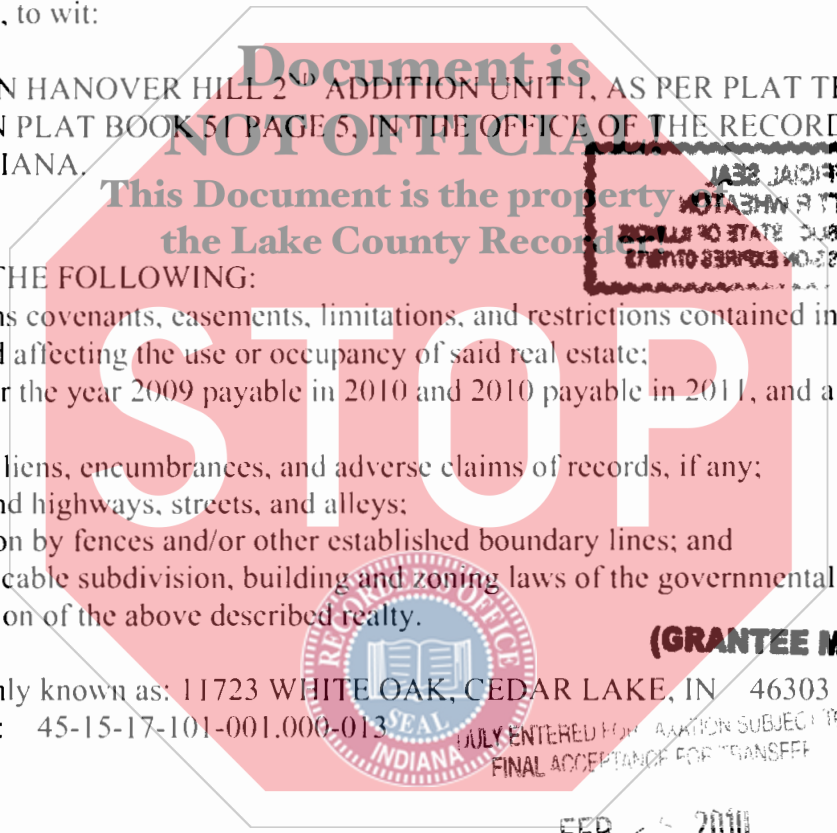
PEGGY HOLINGA KATONA  
AKE COUNTY CLERK

19<sup>00</sup>  
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RM

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IN WITNESS WHEREOF, THE SAID

DEAN E. ROZEK AND KELLY A. ROZEK

has hereunto set their hand and seal this 19 day of Feb, 2010

Dean E Rozek (SEAL)  
DEAN E. ROZEK

Kelly A Rozek (SEAL)  
KELLY A. ROZEK

STATE OF ILLINOIS)

SS.

COUNTY OF COOK )

Before me, the undersigned, a Notary Public in and for said County, this 19 day of Feb, 2010, came DEAN E. ROZEK AND KELLY A. ROZEK, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



Document is NOT OFFICIAL!  
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[Signature]  
Notary Public

My Commission Expires:

THIS INSTRUMENT PREPARED BY: SCOTT R. WHEATON, ATTORNEY AT LAW  
18143 HENRY STREET  
LANSING, IL 60438

(GRANTEE MAILING ADDRESS)



MAIL TO:  
SCOTT WHEATON  
18149 HENRY  
LANSING, IL 60438

SEND TAX BILLS TO:  
Timothy Biron  
17608 Community  
LANSING IL 60438