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2010 MAR 22 AM 10:47

MICHELLE R. FAJMAN
RECORDER

WARRANTY DEED

Jax No. 45-09-14-152-001.000-023

THIS INDENTURE WITNESSETH, That LARRY MISTA AND MONICA PHILLIPS, TENANTS IN COMMON GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to STEVEN J. McGRAW of LAKE County in the State of INDIANA, as GRANTEEES 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 TWENTY-TWO (22), IN TRI-STATE GARDEN'S SECOND ADDITION TO HAMMOND, *As per PLAT* THEREOF, RECORDED IN PLAT BOOK 30, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7505 BERTRAM AVE, HAMMOND, IN 46324

SUBJECT TO SPECIAL ASSESSMENTS, 2009 TAXES PAYABLE 2010, 2010 TAXES PAYABLE 2011, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 26 day of February, 2010.

Larry Mista
LARRY MISTA

Monica Phillips
MONICA PHILLIPS

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of February, 2010, personally appeared: LARRY MISTA AND MONICA PHILLIPS, 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 _____, Notary Public



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

Grantee's street or rural route address: 7505 BERTRAM AVE, HAMMOND, IN 46324

Send Tax Bills To: 7505 BERTRAM AVE, HAMMOND, IN 46324

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.

Elizabeth Kinzie
Signature of Preparer

Elizabeth Kinzie
Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO L 42888

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 17 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 09 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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