

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 JUL 12 AM 10:39

2010 040069

MICHELLE R. FAJMAN
RECORDER

WARRANTY DEED

TAX No. 45-07-09-283-012,000-023

THIS INDENTURE WITNESSETH, That **PHILLIP R. CARVER**, GRANTOR(S) of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **CLIFFORD DUKES**, 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:

THE SOUTH HALF OF LOT 2, BLOCK 5, HARTMAN'S GARDENS SECOND ADDITION, CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE 9, LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **6851 CAROLINA AVE., HAMMOND, IN 46323**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 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 28 day of June, 2010

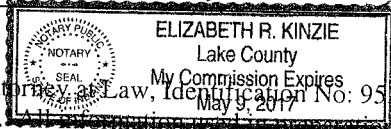
Phillip R. Carver
PHILLIP R. CARVER

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28 day of June, 2010, personally appeared: **PHILLIP R. CARVER**, 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: 5/19/17
Resident of Lake County

Signature *Elizabeth R. Kinzie*
Printed _____, Notary Public



This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 9584-45
No legal opinion given to grantor. All information used in preparation of document was supplied by title company

Return Deed To: **CLIFFORD DUKES**
Grantee's Street or Rural Route address: **6851 CAROLINA AVE., HAMMOND, IN 46323**
Send Tax Bills To: **CLIFFORD DUKES, 6851 CAROLINA AVE., HAMMOND, IN 46323**

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 R. Kinzie
Signature of Preparer

Elizabeth R. Kinzie
Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 2 43391

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 09 2010
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CM
am