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LAKE COUNTY  
FILED FOR RECORD

2010 059110

2010 OCT 13 AM 9:16

SEND TAX BILLS TO GRANTEE'S ADDRESS:  
649 Conkey Street  
Hammond, IN 46324

MICHELE R. FAJMAN  
RECORDER  
TAX IDENTIFICATION NO.  
45-30-31-126-022.000-023  
03

**LIMITED WARRANTY DEED**

THIS INDENTURE WITNESSETH, that CITIZENS FINANCIAL BANK, a federally chartered savings bank ("Grantor"), transfers, conveys and specially warrants to HAMMOND REDEVELOPMENT COMMISSION ("Grantee"), for the sum of Twenty-one Thousand Seven Hundred Eighty and 00/100 Dollars (\$21,780.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Lake County, Indiana, commonly known as 4930 Ash Avenue, Hammond, Indiana, and more particularly described as follows:

LOT 16, AND THE SOUTH HALF OF LOT 17, IN STAFFORD AND TRANKLE'S 7<sup>TH</sup> ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

MORE COMMONLY KNOWN AS 4930 ASH AVENUE, HAMMOND, INDIANA.

together with all buildings and improvements thereon and all easements, appurtenances, hereditaments, rights, powers, and privileges in connection with and appurtenant thereto (collectively, "Real Estate").

This conveyance is subject to: (i) taxes which are a lien on the Real Estate but are not yet due and payable; and (ii) any and all covenants, conditions, easements, liens, encumbrances, restrictions, and other matters of record identified in the title insurance commitment issued by Fidelity National Title Insurance Company, dated July 29, 2010, as Commitment No. 920106423.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever, Grantor solely covenants and warrants that Grantor is lawfully seized of the Real Estate; that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth herein; and that Grantor shall warrant and defend the same to Grantee and Grantee's successors and assigns against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

The undersigned person executing this Limited Warranty Deed on behalf of Grantor represents and certifies that he is a duly authorized officer of Grantor and has been fully empowered to execute and deliver this Limited Warranty Deed; that Grantor has the full right and capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

055311

OCT 12 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

1800  
FW  
RM

FIDELITY - HIGHLAND  
920106423

