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Mail Tax Bills To:
4283 W. 92nd Pl.
Merrillville, IN 46410

45-12-30-355-014.006-030
Tax Key No. 45-11-12-379-017.000-036

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: William H. McCabe

Of Lake County in the State of Indiana

CONVEY AND WARRANT TO: Peter J. Petrusha, Jr.

2011 025696

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

That part of Lot 22 in Teal Crossing, Unit 2, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 94 page 7, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot 22, thence South 87 degrees 04 minutes 29 seconds East, 38.03 feet along the North line of said Lot 22 to the beginning of a curve concave South, having a radius of 15.00 feet; thence East along said curve (being the Northerly line of said Lot 22) 7.25 feet to the extension of the centerline of an existing party wall; thence South 22 degrees 55 minutes 31 seconds West, 142.20 feet along said centerline and extensions thereof to the South line of said Lot 22; thence North 87 degrees 04 minutes 29 seconds West, 45.00 feet along said South line to the Southwest corner of said Lot 22; thence North 02 degrees 55 minutes 31 seconds East, 143.92 feet along the West line of said Lot 22 to the point of beginning.

Commonly known as: 4283 West 92nd Place, Merrillville, Indiana 46410

Subject to:

1. Taxes for 2010 payable 2011 and subsequent years.
2. Taxes for 2009 payable in 2010 which may become due and payable pursuant to a reconciling statement as provided in I.C. 6-1.1 et seq. and will be billed at a later time.
3. Building line affecting the Northerly 30 feet of the land, as shown on the recorded plat of said subdivision.
4. Covenants, conditions, and restrictions contained in the plat of Teal Crossing, Unit 2, an Addition to the Town of Merrillville, recorded in Plat Book 94 page 7, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Violation thereof will not result in forfeiture or reversion of title.

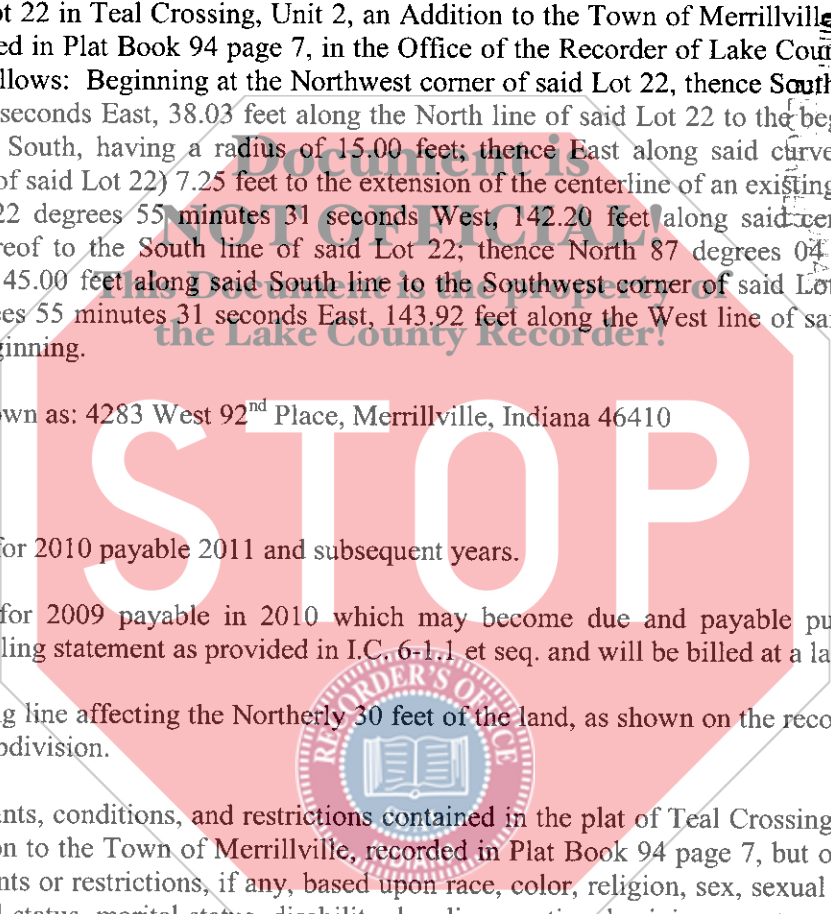
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MAY 04 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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FA ER

Fidelity-Scher. 920111081



STATE OF INDIANA
LAKE COUNTY
RECORDER'S OFFICE

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

- Covenants, conditions, and restrictions contained in an instrument, recorded January 17, 2003 as Document No. 2003 006050 and amended by Declaration recorded September 9, 2003, as Document No. 2003 94259, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Violation thereof will not result in forfeiture or reversion of title.

- Assessments for expenses levied in favor of Teal Crossing Property Owners' Association pursuant to the Declaration which assessments are subordinate to the mortgage.
- Grant(s) and/or Reservations(s) of easement(s) contained on the recorded plat of said subdivision.
- Easements for utilities affecting the Northerly 10 feet and the South 15 feet as shown on recorded plat of said subdivision.
- Highways, easements, right-of-ways, and restrictions of record, if any.

Dated this April day of 29, 2011

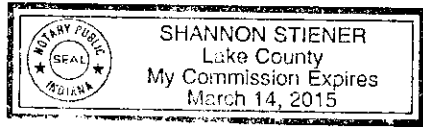
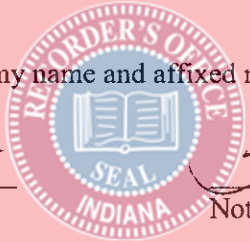
William H. McCabe
 William H. McCabe

State of Indiana)
) SS:
 County of Lake)

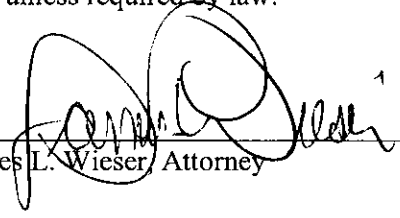
Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of April, 2011, personally appeared: William H. McCabe, and acknowledged the execution of the foregoing Warranty Deed.

In witness whereof, I have subscribed my name and affixed my official seal.

My Commission Expires: 3-14-15
 County of Residence: Lake Notary Public Shannon Stienner Shannon Stienner



At the time of preparation, 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.


James L. Wieser, Attorney

THIS INSTRUMENT PREPARED BY:
James L. Wieser 1232-45
Wieser & Wyllie, LLP
429 W. Lincoln Highway
Scherville, Indiana 46375
(219) 865-7404

