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2012 JUN 20 AM 10:44

MICHAEL J. FAJMAN  
RECORDER

**WARRANTY DEED**

TAX I.D. NO. 45-11-18-155-022.000-034

THIS INDENTURE WITNESSETH, STANLEY F. RUSCZYK AND JAMES S. RUSCZYK, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTORS of LAKE County, in the State of INDIANA and COOK County, in the State of ILLINOIS, respectively, CONVEYS AND WARRANTS to FRANK A. KRZUS III AND MELISSA E. YANKOVICH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 34, UNIT 1 PINWOOD ESTATES ADDITION TO THE TOWN OF DYER, RECORDED IN PLAT BOOK 48, PAGE 98, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

COMMONLY KNOWN AS: 2450 FLAT ROCK ROAD, DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2011 TAXES PAYABLE 2012, 2012 TAXES PAYABLE 2013 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 12 day of June, 2012

[Signature]  
STANLEY F. RUSCZYK

[Signature]  
JAMES S. RUSCZYK

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of June, 2012, personally appeared: STANLEY F. RUSCZYK AND JAMES S. RUSCZYK, 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: 5-10-17 Signature [Signature]  
Resident of LAKE County Printed Darleen S. Birchel, Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared: \_\_\_\_\_, 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: \_\_\_\_\_ Signature \_\_\_\_\_  
Resident of \_\_\_\_\_ County Printed \_\_\_\_\_, Notary Public

This instrument prepared by: PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

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RETURN DEED TO: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 2450 FLAT ROCK ROAD, DYER, IN 46311  
SEND TAX BILLS TO: GRANTEE

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.

[Signature]  
Signature of Preparer

[Signature]  
Printed Name of Preparer DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

002533

JUN 20 2012  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR