

2013 050984

2013 JUL 15 AM 10:48

MICHAEL S. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-11-08-326-050.000-036

THIS INDENTURE WITNESSETH, That **KARI A. RAMIREZ**, GRANTOR(S) of **COOK** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **SANDRA J. BOGUCKI**, 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:

PART OF LOT 27 IN AUBURN MEADOWS SUBDIVISION PHASE 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 90 PAGE 98, AND AS AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 91 PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 27 IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 27: THENCE NORTH 01 DEGREE 03 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 124.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 89 DEGREES 58

SEE CONTINUED LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: **1220 BLUE BELL TRAIL, SCHERERVILLE, INDIANA 46375**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY; 2012 TAXES PAYABLE 2013, 2013 TAXES PAYABLE 2014, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 28th day of JUNE, 2013.

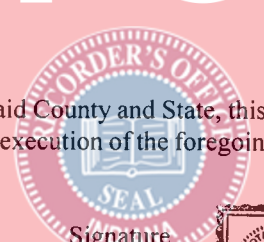
Kari A. Ramirez
KARI A. RAMIREZ

STATE OF IN
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of JUNE, 2013, personally appeared: **KARI A. RAMIREZ** 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: _____

Resident of _____ County Printed _____



Elizabeth J. Webster
ELIZABETH J. WEBSTER
Porter County
Commission Expires
January 12, 2016
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: **1220 BLUE BELL TRAIL, SCHERERVILLE, INDIANA 46375**
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.

Elizabeth J. Webster
Signature of Preparer

ELIZABETH J WEBSTER
Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 11 2013

COMMUNITY TITLE COMPANY
FILE NO 134320 LAKE CO.

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

\$18 cm
EP
13621

EXHIBIT "A"

TAX: I.D. NO. 45-11-08-326-050.000-036

RAMIREZ/BOGUCKI LEGAL DESCRIPTION

MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 42.10 FEET TO THE TRUE POINT OF BEGINNING HEREOF; THENCE SOUTH 44 DEGREES 48 MINUTES 00 SECONDS WEST, 257.04 FEET TO A POINT ON THE CURVED SOUTHWESTERLY LINE OF SAID LOT 27; THENCE NORTHWESTERLY, ALONG SAID CURVED SOUTHWESTERLY LOT LINE, 25.54 FEET; THENCE NORTH 33 DEGREES 37 MINUTES 57 SECONDS EAST, 60.00 FEET; THENCE NORTH 44 DEGREES 48 MINUTES 00 SECONDS EAST, 168.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 27; THENCE SOUTH 82 DEGREES 22 MINUTES 13 SECONDS EAST, ALONG SAID NORTH LOT LINE, 1.54 FEET TO A POINT OF CURVE IN SAID NORTH LOT LINE; THENCE EASTERLY, ALONG THE CURVE IN SAID NORTH LOT LINE, 44.76 FEET TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LOT LINE, 2.84 FEET TO THE POINT OF BEGINNING.

