

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 052769

2013 JUL 18 AM 10:39

WARRANTY DEED

MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-11-21-129-025.000-036

THIS INDENTURE WITNESSETH, That JAMES H. BALLARD AND KATHY L. BALLARD, HUSBAND AND WIFE, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BRAULIO ROBLES AND CHRISTINA M. FALZONE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of COOK County in the State of ILLINOIS, as GRANTEES 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 46, SPRING HILL 2ND ADDITION, PHASE TWO, TO THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 46, PAGE 137, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 412 YORK ROAD, 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 9 day of July, 2013.

James H. Ballard
JAMES H. BALLARD

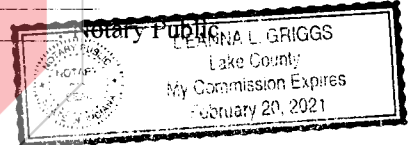
Kathy L. Ballard
KATHY L. BALLARD

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of July, 2013, personally appeared: JAMES H. BALLARD AND KATHY L. BALLARD, HUSBAND AND WIFE, 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: 2 20 21
Resident of 19KE County

Signature *DeAnna L. Griggs*
Printed DeAnna L. Griggs



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.

RETURN DEED TO: GRANTEES
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 412 YORK ROAD, SCHERERVILLE, INDIANA 46375
SEND TAX BILLS TO: GRANTEES

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.

DeAnna L. Griggs
Signature of Preparer

DeAnna L. Griggs
Printed Name of Preparer

#16
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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 15 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

13705

COMMUNITY TITLE COMPANY
FILE NO 134290