

2013 055007

2013 JUL 29 AM 11:51

MICHAEL B. BROWN  
RECORDER

### WARRANTY DEED

Peter R. Seghi and Carolyn L. Seghi, Husband and Wife, convey and warrant to Qamer Zia and Ana F. Zia, husband and wife, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County, Indiana:

Lot 12 in South Point Estates, as per plat thereof, recorded in Plat Book 73, page 82, in the Office of the Recorder of Lake County, Indiana.

Parcel No.: 45-16-21-303-004.000-041

Commonly known as: 13100 Lincoln Street, Crown Point, IN, 46307.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 2012 due and payable 2013 and all years thereafter.
2. Covenants, restrictions, easements, and declarations of record.
3. Applicable building codes and zoning ordinances.

DATED this 25<sup>th</sup> day of July, 2013.

*Peter R. Seghi*  
Peter R. Seghi

*Carolyn L. Seghi*  
Carolyn L. Seghi

*Lisa M. Matson*  
Lisa M. Matson

STATE OF INDIANA )

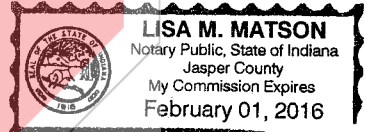
)SS:

COUNTY OF LAKE )

Before me, the undersigned, a Notary in and for said County and State, this 25<sup>th</sup> day of July, 2013, personally appeared Peter R. Seghi and Carolyn L. Seghi, 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: 02/01/16

County of Residence: Jasper



On behalf of Professionals' Title Services, LLC, this instrument prepared by:

Victor H. Prasco  
Burke Costanza & Carberry LLP  
9191 Broadway  
Merrillville, Indiana 46410  
(219) 769-1313

MAIL TAX BILLS TO: 13100 Lincoln Street, Crown Point, IN, 46307.

GRANTEE(S) ADDRESS: 13100 Lincoln Street, Crown Point, IN, 46307.

*Lisa M. Matson*  
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.

By: Lisa M. Matson As Agent for Professionals' Title Services, LLC PTS13-6985

**PTS 13-6985**  
WHEN RECORDED RETURN TO:  
PROFESSIONALS' TITLE SERVICES, LLC  
9195 BROADWAY  
MERRILLVILLE, IN 46410

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

**JUL 29 2013**  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**004545**

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PTS  
CE-1062  
AD