

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011262

2014 FEB 26 AM 9:01

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NICHOLAS J. LUKAS**, hereinafter referred to as "Grantor," does hereby give, grant, bargain, sell and confirm unto **TROY M. FORNEY and PATRICIA A. FORNEY**, husband and wife, as joint tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the County of Lake, State of Indiana, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot 33 in Building No. 6, in Parcel 2 in Amended Plat of Four Seasons Town Houses, Tract 106, in Lakes of the Four Seasons, as per plat thereof, recorded in Plat Book 51 page 44, in the Office of the Recorder of Lake County, Indiana.

The improvements thereon being known as 2617 Knollwood Drive Crown Point, IN 46307.

BEING the same property conveyed to Nicholas J. Lukas from Kathleen Nicksic, by Deed dated May 30, 2008, and recorded on June 5, 2008, as Document No. 2008-041185.

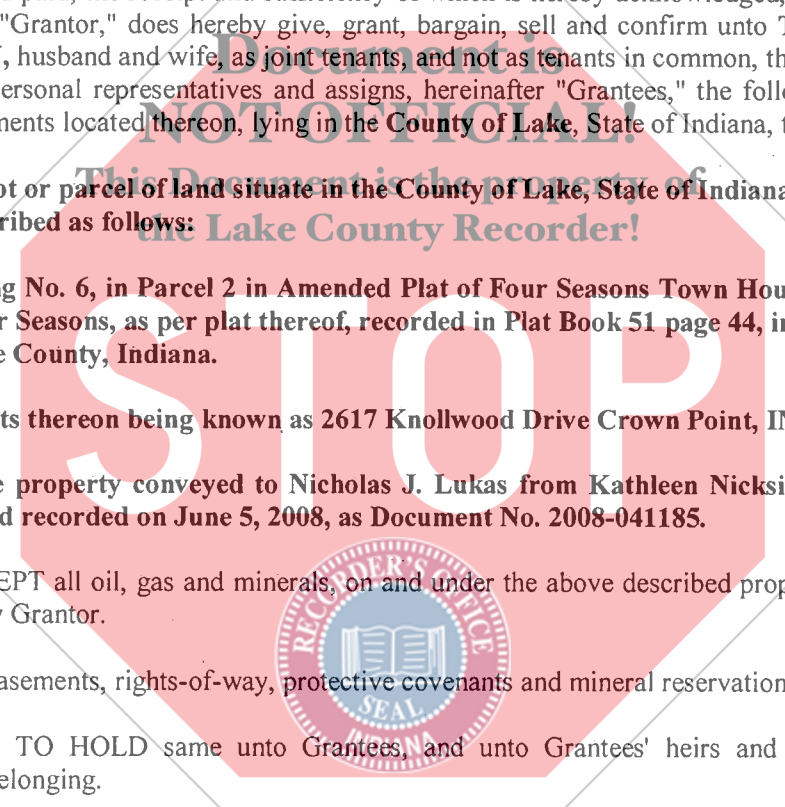
LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does, for Grantor and Grantor's heirs, personal representatives, executors and assigns forever, hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TAXES for tax year 2013 shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 21 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

21061
AMOUNT \$ 20.⁰⁰
CASH _____ CHARGE _____
CHECK # 181097
OVERAGE _____
COPY _____
NON-COM _____
CLERK SP

E

The property herein conveyed is part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both husband and wife.

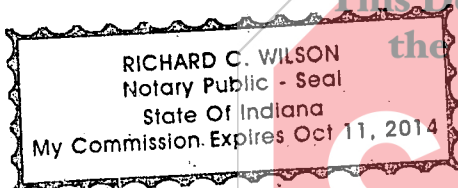
WITNESS Grantor's hand this 31st day of January, 2014.




NICHOLAS J. LUKAS (SEAL)

STATE OF INDIANA }
 For } SS
COUNTY OF LAKE }
 FORNEY

On this 31st day of January, 2014, before me, the undersigned officer, personally appeared NICHOLAS J. LUKAS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and, having been duly sworn, stated that any representations therein contained are true.


RICHARD C. WILSON
Notary Public - Seal
State Of Indiana
My Commission Expires Oct 11, 2014

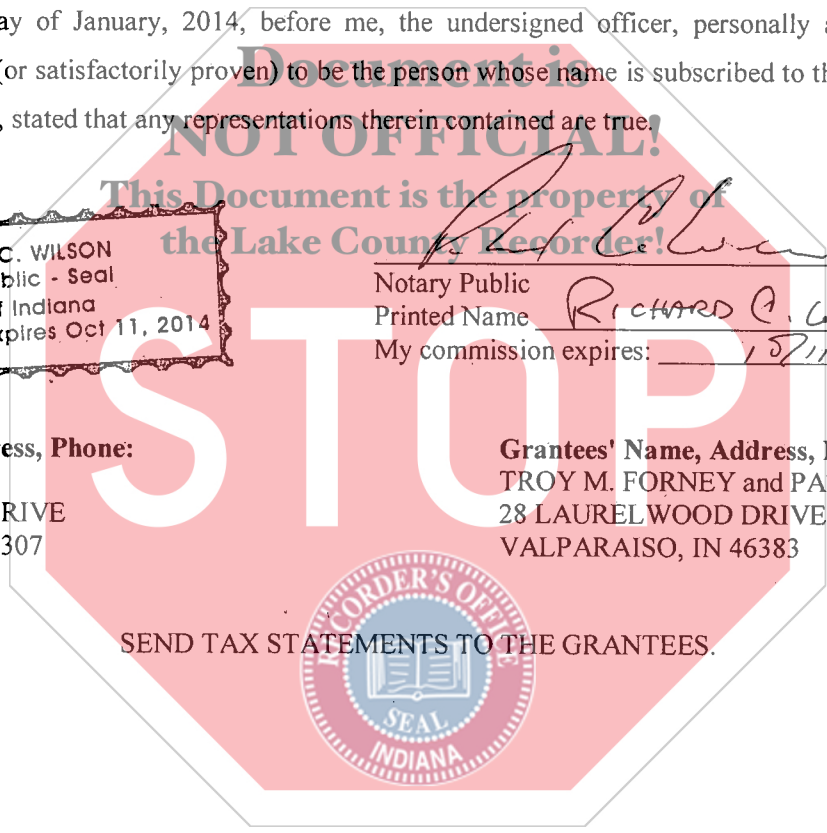


Notary Public
Printed Name RICHARD C. WILSON
My commission expires: 10/11/2014

Grantor's Name, Address, Phone:
NICHOLAS J. LUKAS
2617 KNOLLWOOD DRIVE
CROWN POINT, IN 46307

Grantees' Name, Address, Phone:
TROY M. FORNEY and PATRICIA A. FORNEY
28 LAURELWOOD DRIVE
VALPARAISO, IN 46383

SEND TAX STATEMENTS TO THE GRANTEES.



This instrument was prepared by C. Yeager, an employee of All Star Title, Inc..

Return to
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209

File # AST-13-6229
Parcel I.D # 45-17-09-279-008.000-044

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.

Christy Yeager
Printed Name Christy Yeager

