

2014 015173

2014 MAR 14 AM 9:44

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-11-32-128-016.000-035

THIS INDENTURE WITNESSETH, That JOHN E. FRANCIS AND CYNTHIA L. FRANCIS, HUSBAND AND WIFE, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JASON RIORDAN AND LILLIANA CRUZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of LAKE County in the State of INDIANA, 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 22 IN VILLA PARK ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38 PAGE 95, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 12056 W. 94<sup>TH</sup> PLACE, SAINT JOHN, IN 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2013 TAXES PAYABLE 2014, 2014 TAXES PAYABLE 2015 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 28<sup>th</sup> day of February, 2014.

*John E. Francis*  
JOHN E. FRANCIS  
*Cynthia L. Francis*  
CYNTHIA L. FRANCIS



STATE OF INDIANA  
COUNTY OF Lake

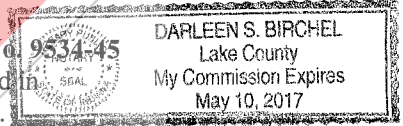
SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28<sup>th</sup> day of February, 2014, personally appeared: JOHN E. FRANCIS AND CYNTHIA L. FRANCIS, 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: 5-10-17  
Resident of Lake County

Signature *Darleen S. Birchel*  
Printed Darleen S. Birchel, 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.



RETURN DEED TO: GRANTEES  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 12056 W. 94<sup>TH</sup> PLACE, SAINT JOHN, IN 46373  
SEND TAX BILLS TO: GRANTEES

COMMUNITY TITLE COMPANY  
FILE NO 145405

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.

*Patrick J. McManama*  
Signature of Preparer

*Darleen S. Birchel*  
Printed Name of Preparer

011180

AMOUNT \$ 16  
CASH \_\_\_\_\_ CHARGE CM  
CHECK# \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY AD

JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
MAR 11 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR