

2015 062925

2015 SEP 14 PM 2:01

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-16-22-103-008.000-042

THIS INDENTURE WITNESSETH, That PATRICK J. RITTER AND JENNIFER G. RITTER, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JANE LAZZARA-ABLES AND MATTHEW ABLES, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (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 40 IN SCHMIDT FARMS PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 12635 PENNSYLVANIA STREET, CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015, 2015 TAXES PAYABLE 2016 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 4 day of September 2015

*[Signature]*  
PATRICK J. RITTER

*[Signature]*  
JENNIFER G. RITTER

STATE OF INDIANA  
COUNTY OF Lake SS:

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of September 15, 2015, personally appeared: PATRICK J. RITTER AND JENNIFER G. RITTER 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: 5/9/17  
Resident of Lake County

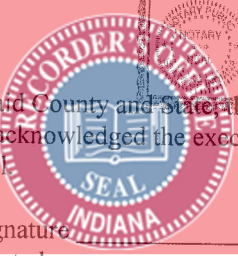
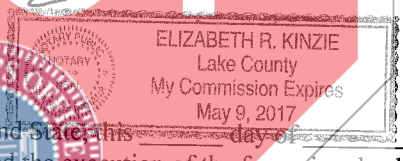
*[Signature]*  
Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared: \_\_\_\_\_ 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

*[Signature]*  
Notary Public



This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 12635 PENNSYLVANIA STREET, CROWN POINT, IN 46307  
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.

*[Signature]*  
Signature of Preparer

Printed Name of Preparer  
ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 10 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

015288

\$16.00  
M.E  
O.M

COMMUNITY TITLE COMPANY  
FILE NO 158374