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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-10-12-276-002.000-034

THIS INDENTURE WITNESSETH, That JAMES D. RASTOVSKY AND JUDY D. RASTOVSKY, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to SARAH A. SPEARS, of LAKE County in the State of INDIANA, (GRANTEE), 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:

²³
LOT 23 IN SUBURBAN GARDENS 5TH ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45 PAGE 123 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1513 MADISON AVENUE, DYER, IN 46311

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 30th day of September, 2015
James D. Rastovsky
JAMES D. RASTOVSKY
Judy D. Rastovsky
JUDY D. RASTOVSKY

STATE OF In
COUNTY OF Lake

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Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of September, 2015, personally appeared: JAMES D. RASTOVSKY AND JUDY D. RASTOVSKY 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: 4-15-16
Resident of Lake County
Signature: Patricia Ludington
Printed: Patricia Ludington, 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: _____
Printed: _____, 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: 1513 MADISON AVENUE, DYER, IN 46311
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 of Preparer

Printed Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 158553

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

14-
LM
AM

22268

OCT 09 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR