

FA-5522

RETURN TO:

First American Title

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Mail tax bills to: 82038465

CROWN POINT, IN 46307

Tax Key No.: 26-455-5

341 Cambridge Road
Griffith, IN 46319

WARRANTY DEED

341 Cambridge Road
Griffith, IN 46319

This indenture witnesseth that Joseph Frank Kroslack and Lora Lee Kroslack,
Husband and Wife,

of Lake County in the State of Indiana

Convey and warrant to James J. Bobos and Michelle M. Bobos,
Husband and Wife,

of Lake County in the State of Indiana

for and in consideration of Ten Dollars and Other Valuable Consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Lake County
in the State of Indiana, to wit:

ROBERT L. HENDON, RECORDER

JUN 15 2 52 PM '92

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDED

Lot 5, Countryshire Estates Addition, Phase II, Town of Griffith, as shown in Plat Book 69, page 30, and corrected in Plat Book 69, page 50, Lake County, Indiana.

Subject to easements, restrictions, covenants, right-of-ways, and all other matters of public record.

Subject to real estate taxes for the year 1991 due and payable May and November 1992 and all subsequent years.

By acceptance of this deed grantee(s) agree that if grantee(s), his/their heirs, and/or assigns shall violate any of the restrictive covenants of Countryshire Estates, Phase II, then grantee(s), his/their heirs, and/or assigns shall be responsible for all legal expenses, court costs and any and all other costs and damages involved if necessary to bring legal action to enforce any and all of the restrictive covenants for Countryshire Estates Subdivision.

See Attached Exhibit "A"

State of Indiana, Lake County, ss:

Dated this 11 Day of May 19 92

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of May 19 92 personally appeared:

Joseph Frank Kroslack and Lora Lee Kroslack, Husband and wife.

Joseph Frank Kroslack
Joseph Frank Kroslack
Lora Lee Kroslack
Lora Lee Kroslack

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 10 8 1992

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 10 1992

Cheryl A. Wagner
Cheryl A. Wagner, Notary Public

Anna M. Austin
AUDITOR LAKE COUNTY

Resident of Lake County.

This instrument prepared by Kristie Lynn Kroslack Attorney at Law

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FA-5522

RETURN TO:
FIRST AMERICAN TITLE INS. CO.
5265 COMMERCE DR., SUITE 1
CROWN POINT, IN 46307

E X H I B I T "A"

It is hereby further covenanted and agreed by and between the parties hereto, and it is part of the consideration of this deed, that the grantee or his assigns shall complete construction of the dwelling to be placed on the premises, and must sod or seed the lot to produce a stand of grass, within one year from the date of this deed. If grantee or his assigns fails to sod or seed the lot or fails to complete the construction of said dwelling within said period, the grantee or his assigns, will on written demand from grantor and legal tender to the grantee or his assigns of the purchase price and reasonable value of any improvements placed on the premises by the grantee or his assigns, reconvey the premises to grantor free and clear of all liens and encumbrances. The reasonable value of improvements shall be determined solely by the Architectural Control Committee. If grantee or his assigns fails to reconvey within 30 days from the receipt of said demand, then and in that event, the real state together with the partially completed improvements thereon shall revert to the grantor and its successors, or assigns, shall have the right of re-entry to take immediate, full, complete possession thereof. Any time lost by strike, war, civil commotion, act of God, shall be added to the above specified time of completion.

If grantee, his heirs, and/or assigns shall violate any of the Restrictive Covenants of Countryshire Estates, Phase II., then grantee, his heirs, and/or assigns shall be responsible for all of grantor's legal expenses, court costs, and any and all other costs and damages involved. If grantor shall be forced to bring legal action to enforce any or all of the Restrictive Covenants for Countryshire Estates Subdivision.