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Chicago Title Insurance Company

MAIL TAX BILLS TO:  
1602 Rokosz Lane  
Dyer, IN 46311

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT** the *JOHN ROSMANITZ BUILDERS, LLC, an Indiana limited liability company*, (hereinafter the "Grantor"), **CONVEYS AND WARRANTS** to *GEORGE RUSSELL PRASCH and BETTY L. PRASCH, husband and wife as tenants by the entirety* (hereinafter the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lot 8, except the North 46.25 feet thereof, in Wildflower Estates, an addition to the Town of Dyer, as shown in Plat Book 78, page 68, in Lake County, Indiana.

Commonly known as 1602 Rokosz Lane, Dyer, Indiana 46311.

Tax Key No.: 14-254-8

Tax Unit No.: 12

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

JAN 31 1996

96007065

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

SAM ORLICH  
AUDITOR LAKE COUNTY

1. Taxes for 1996 payable in 1997 and for all years thereafter
2. Unpaid sewage and water charges, if any.
3. A 30 foot building line affecting the East side of the real estate as shown on the plat of subdivision.
4. Easements for public utilities and for drainage, over the West 10 feet of the real estate as shown and granted on the plat of subdivision.
5. Party wall and party wall rights.
6. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

96 FEB - 1 PM 1:29  
REORDER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been fully empowered by proper resolution of all of the members of Grantor to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; that all necessary action for the making of this conveyance has been duly taken; and that **THERE IS NO INDIANA GROSS INCOME TAX DUE AT THIS TIME AS A RESULT OF THIS CONVEYANCE.**

001540

12<sup>00</sup>  
Oct  
96

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this  
26th day of January, 1996.

JOHN ROSMANITZ BUILDERS, LLC

By: *John Rosmanitz*  
John Rosmanitz, Member

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Rosmanitz, Member, the duly authorized member of John Rosmanitz Builders, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 26th day of January, 1996.

*Faye Cowser*  
Notary Public

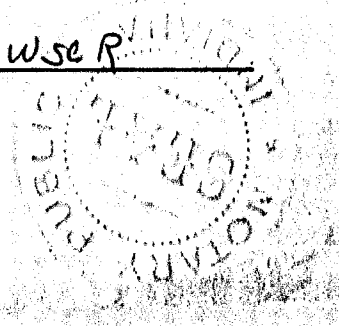
Printed Name: Faye Cowser

My Commission Expires:

9-9-97

County of Residence:

Lake



This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson & Austgen, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321