HO 486136 LD

Mail tax bills to:
1544 Rokosz
Dyer, In. 46311

KEY NO. 14-254-6

© Chicago Title Insurance Company

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JOHN ROSMANITZ BUILDERS, LLC, an Indiana Limited Liability Company, of Lake County in the State of Indiana, ("Grantor"), CONVEYS and WARRANTS to ARTHUR J. FAYTA and BARBARA J. FAYTA, husband and wife, of Lake County in the State of Indiana, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to-wit:

Lot 6, except the North 46.25 feet thereof, Wildflower Estates, to the Town of Dyer, as shown in Plat Book 78, page 68, in Lake County, Indiana. (1544 Rokosz
Dyer, In. 46311)

Grantor hereby certifies that this conveyance is not subject to Indiana Gross Income Tax.

This conveyance is subject to easements, covenants, rights of way, reservations, exceptions, encroachments, building lines, party wall agreements, grants, and restrictions of record; and real estate taxes for the year 1995 payable in 1996 together with all years subsequent thereto.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of John Rosmanitz Builders, LLC, and has been fully empowered by proper resolution to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

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Dated this 8th day of April, 1996.

JOHN ROSMANITZ BUILDERS, LLC

By: John Rosmanitz
JOHN ROSMANITZ, Member

RECORDER'S OFFICE INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 11 1996
MARGARET CLELAND AUDITOR LAKE COUNTY

96 APR 12 PM 1:12
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

96023743

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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

Witness my hand and Notarial Seal this 8th day of April, 1996.

Arlyne K. Royal, Notary Public
Resident of Lake County, Indiana

My Commission Expires:

April 30, 1999

This Instrument Prepared By: Jason L. Horn, Attorney at Law
9337 Calumet Avenue, Munster, IN 46321

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