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MAIL TAX BILLS TO:  
1613 Rokosz Lane  
Dyer, IN 46311

96027633

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

96 APR 26 PM 1:20

MARGARETTE CLEVELAND  
RECORDER

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at Fin

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT** the **MICHAEL POE BUILDERS, LLC**, an Indiana limited liability company, (hereinafter the "Grantor"), **CONVEYS AND WARRANTS** to **BERNARD P. MIKOLAJCZAK and SHERIDELL MIKOLAJCZAK**, 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:

The North 50.78 feet by parallel lines, of Lot 14, Wildflower Estates, to the Town of Dyer, as shown in Plat Book 78, page 68, in Lake County, Indiana.

Commonly known as 1613 Rokosz Lane, Dyer, Indiana 46311

Tax Key No.:

Tax Unit No.:

**This Document is the property of the Lake County Recorder!**

NOT OFFICIAL  
REGISTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
APR 25 1996

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

1. Taxes for 1996 payable in 1997 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. Terms and provisions of an easement for storm sewers recorded October 9, 1987, as Document No. 942885 to the Town of Dyer, Lake County, Indiana.
4. A 30 foot building line affecting the Westerly side of the real estate as shown on the plat of subdivision.
5. Easements for public utilities and for drainage, over the North 10 feet of the real estate as shown and granted on the plat of subdivision.
6. 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.
7. Easements for public utilities and for drainage, over the East 10 feet of the real estate as shown and granted on the plat of subdivision.
8. Easement for walkway affecting the South 10 feet of the real estate as shown and granted on the plat of subdivision.
9. Party wall and party wall rights.

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1700  
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10. 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.

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.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 22nd day of April, 1996.

MICHAEL POE BUILDERS, LLC

By: Michael Poe  
Michael Poe, Member

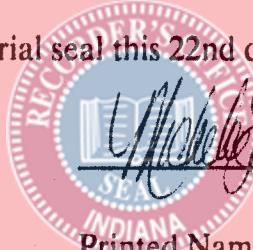
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the Lake County Recorder!

STATE OF INDIANA  
COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Poe, Member, the duly authorized member of Michael Poe 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 22nd day of April, 1996.



Michelle L. Beach  
Notary Public

Printed Name: Michelle L. Beach

My Commission Expires:

12-15-96

County of Residence:

Lake

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