

Mail tax bills to: 648 S. Cline Ave.
Griffith, IN 46319

Tax Key No.: 26-480-4
648 S. Cline Avenue
Griffith, IN 46319

Chicago Title Insurance Company

96028519

Warranty Deed

This Indenture witnesseth that Joseph F. Kroslack, Jr. and Lora Lee Kroslack,
Husband and Wife,

of Lake County in the State of Indiana

Convey and warrant to John Zukanovitch and Helene Zukanovitch,
Husband and Wife,

of Lake County in the State of Indiana for and in consideration of Ten Dollars (\$10.00) and Other
Valuable Consideration the receipt whereof is hereby acknowledged, the following Real Estate in
Lake County in the State of Indiana, to wit:

Lot 4, Countryshire Estates Addition, Phase VI, Town of Griffith, as
shown in Plat Book 76, Page 83, Lake County, Indiana.

Commonly known as: 648 S. Cline Avenue
Griffith, Indiana 46319

Subject to all taxes and special assessments now due and payable and those due
and payable after this date, zoning and building laws and ordinances and
amendments thereto, and easements, restrictions, conditions, reservations and
covenants appearing in any deed, document or any other instrument of record. 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 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.

ATTACHED EXHIBITS "A" AND "B"

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public
in and for said County and State, this 22nd
day of April 1996 personally appeared:

Joseph F. Kroslack, Jr. and Lora Lee Kroslack,
Husband and Wife

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 2/15/99 199

Kim A. Diaz
Kim A. Diaz Notary Public
Resident of Lake County

Dated this 22 day of April 1996

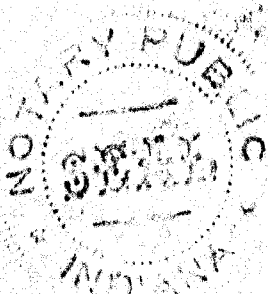
Joseph F. Kroslack, Jr.
Joseph F. Kroslack, Jr.

Lora Lee Kroslack
Lora Lee Kroslack

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

APR 30 1996

SAM ORLICH
AUDITOR LAKE COUNTY



This instrument was prepared by Kristle L. Kroslack, Attorney-at-Law

001571

RECORDED
APR 23 1996

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

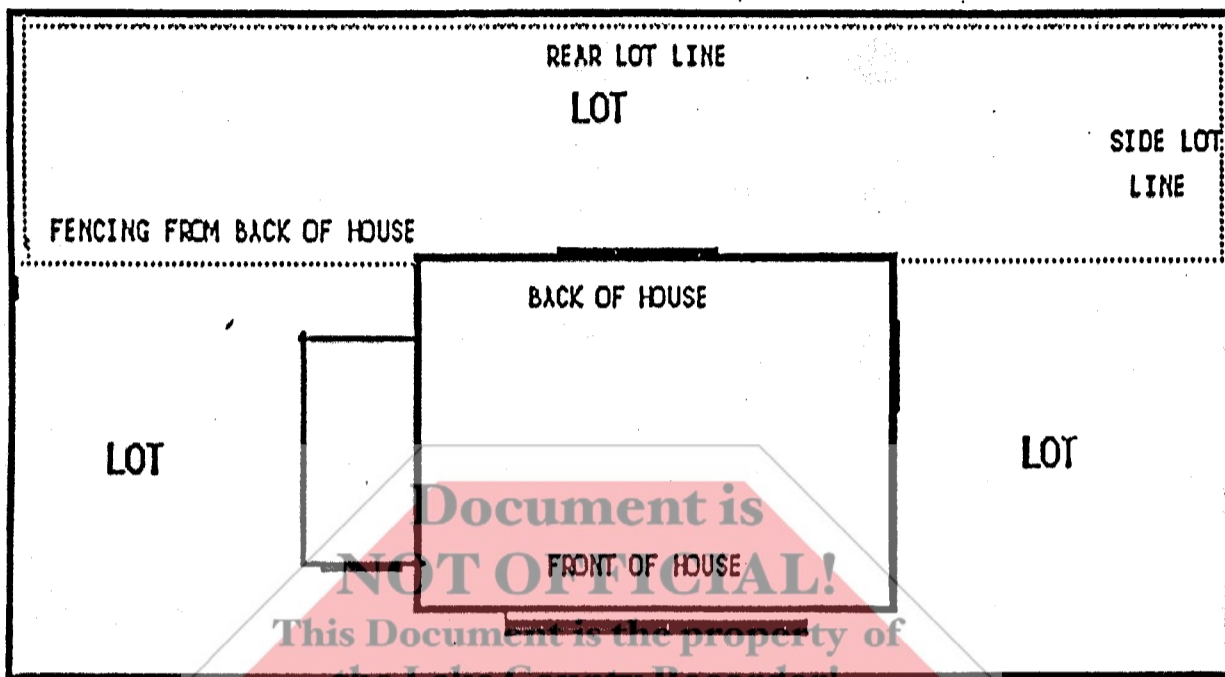
1400
cc
Su

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 Six, 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.

EXHIBIT "B" REAR ELEVATION FENCING



Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

REAR ELEVATION SHALL MEAN FENCING FROM BACK OF THE HOUSE TO SIDE LOT LINES
FROM THE SIDE LOT LINE BACK TO THE REAR LOT LINE, THEN ALONG REAR LOT LINE.
NO FENCING ALLOWED ON SIDES OF HOUSE OR FRONT OF HOUSE.

