

MAIL TAX BILLS TO:
1619 ROKOSZ LANE
DYER, IN 46311

96064459

96 SEP 27 PM 1:13

MARGARETTE CLEVELAND
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT MICHAEL POE BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to HELEN S. SIKORA (hereinafter the "Grantee"), in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Being a part of Lot 13, Wildflower Estates, an Addition to the Town of Dyer, as shown in Plat Book 78, page 68, in Lake County, Indiana, more particularly as follows: Commencing at the Northwest corner of Lot 13 said point being the point of beginning, thence North 89 degrees 56 minutes 38 seconds East along the North line of said Lot 13, a distance of 100.84 feet, thence South 00 degrees 03 minutes 22 seconds East, along the East line of said Lot 13, a distance of 82.95 feet; thence North 59 degrees 54 minutes 08 seconds West, a distance of 125.04 feet; to a point of intersection with a non-tangent curve.

(Said point also lying on the Easterly right of way line of Rokosz Lane) concave Westerly having a radius of 60.0 feet and a central angle of 20 degrees 33 minutes 36 seconds, thence Northeasterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North 30 degrees 5 minutes 52 seconds East, a distance of 21.53 feet, said arc subtended by a chord which bears North 19 degrees 49 minutes 04 seconds East, a distance of 21.41 feet to the curve's end, and the point of beginning.

Commonly known as 1619 Rokosz Lane, Dyer, Indiana 46311.

Tax Key No.: 14-5-8

Tax Unit No.: 12

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. A 30 foot building line affecting the Northwesterly side of the real estate as shown on the plat of subdivision.
4. 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.
5. Party wall, as evidenced on surveyor location report prepared by Richard K. Hardesty, Registered Land Surveyor, dated August 3, 1995.

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JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 26 1996
SAM ORLICH
AUDITOR LAKE COUNTY

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.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 8 th day of September, 1996.

MICHAEL POE BUILDERS, LLC

By: Michael Poe
Michael Poe, Member

STATE OF INDIANA
COUNTY OF LAKE

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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 8 th day of September, 1996.



Margie Hobbs
Notary Public
Printed Name: MARGIE HOBBS

My Commission Expires:

July 3, 2000

County of Residence:

Lake



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