

FA1998

STATE OF INDIANA  
LAKE COUNTY  
FILED

MAIL TAX BILLS TO: Joan A. Trombetta  
1427 ROKOSZ LANE  
DYER, IN 46311

97007057

97 FEB -5 AM 10:45

NOTARY PUBLIC  
RECORDER

HOLD FOR FIRST AMERICAN TITLE

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT JOHN ROSMANITZ BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to JOAN A. TROMBETTA, 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:**

The North 46.2 feet by parallel lines of Lot 11, in Wildflower Estates Unit 2, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 81, page 49 and Certificate of Correction recorded November 20, 1996, as Document No. 96076853, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1427 Rokosz Lane, Dyer, Indiana.

Tax Key No.: 14-5-3 Unit #12

Tax Unit No.: 12

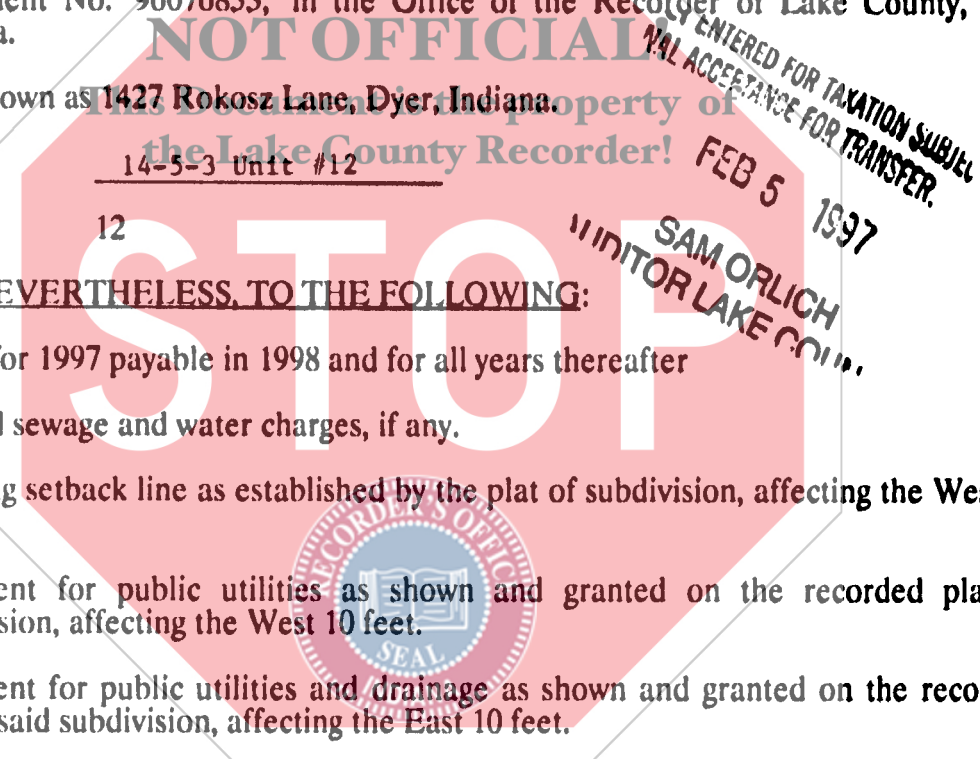
**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 1997 payable in 1998 and for all years thereafter
2. Unpaid sewage and water charges, if any.
3. Building setback line as established by the plat of subdivision, affecting the West 30 feet.
4. Easement for public utilities as shown and granted on the recorded plat of subdivision, affecting the West 10 feet.
5. Easement for public utilities and drainage as shown and granted on the recorded plat of said subdivision, affecting the East 10 feet.
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.

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.**

000140

12/3/97



IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 31st day of January, 1997.

JOHN ROSMANITZ BUILDERS, LLC

By: *John Rosmanitz*  
John Rosmanitz, Member

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

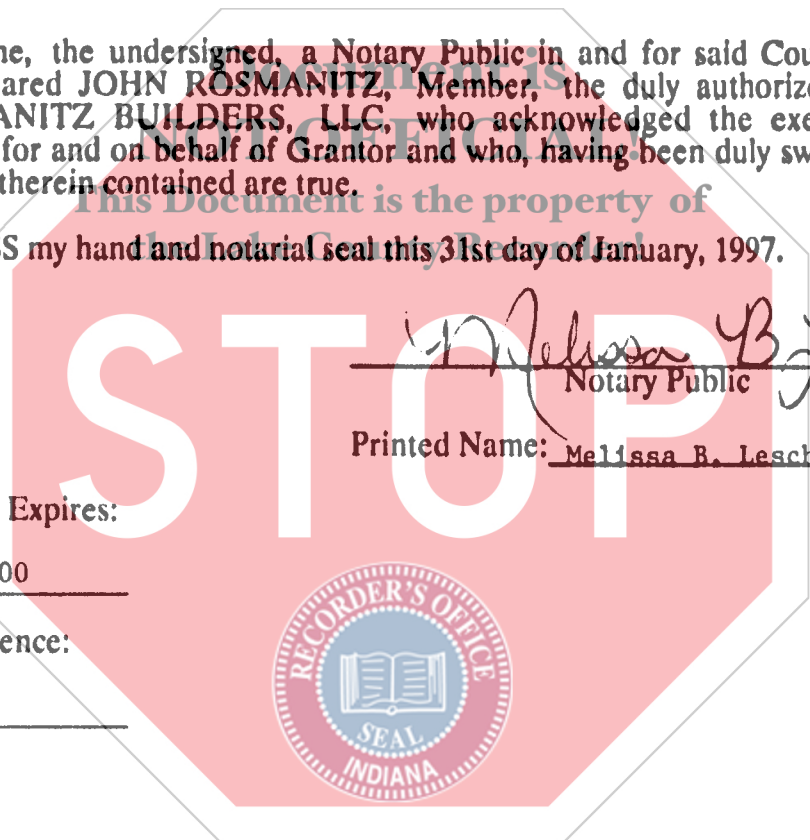
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN ROSMANITZ, Member, the duly authorized member of JOHN ROSMANITZ BUILDERS, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated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

WITNESS my hand and notarial seal this 31st day of January, 1997.

*Melissa B. Lesch*  
Notary Public  
Printed Name: Melissa B. Lesch

My Commission Expires:  
11-24-00

County of Residence:  
Lake



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