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ENTERED FOR TAXATION SUBJECT
AL ACCEPTANCE FOR TRANSFER
STATE OF INDIANA
LAKE COUNTY
OCT 10 1997 RECORD

97068198

97 OCT -8 AM 10: 29
SAM ORLICH

Mail Tax Bills to:
9370 Tyler Street
Crown Point, IN 46307

AUDITOR LAKE COUNTY CARTER
RECORDER

WARRANTY DEED

This Indenture witnesseth that

DANIEL J. BENKO

of Lake County in the State of Indiana

Convey and warrant to

JOYCE D. RICE

of Lake County in the State of Indiana

for and in consideration of Ten Dollars (\$10) 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:

Part of Tract 24 in Fieldstone Crossing Townhomes Unit One, a planned unit development, in the City of Crown Point, as per plat thereof, recorded in Plat Book 73, page 26, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Tract 24; thence North 54 degrees 26 minutes 33 seconds East 117.24 feet along the northwesterly line of said Tract 24, to the Northeast corner of said Tract 24; thence South 35 degrees 33 minutes 27 seconds East 66.83 feet along the northeasterly line of said Tract 24; thence South 54 degrees 26 minutes 33 seconds West 117.24 feet, to the

**HOLD FOR FIRST AMERICAN TITLE
FA21545**

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southwesterly line of said Tract 24; thence North 35 degrees 33 minutes 27 seconds West 66.83 feet, to the herein designated point of beginning, also referred to as Unit 24-1.

Key No. 23-166-53, Unit No. 33

commonly known as: 9370 Tyler Street, Crown Point, Indiana

Subject to: 1996 payable 1997 real estate taxes and all subsequent years thereto;

Special assessments which are not shown as existing liens by the public records;

Provisions of agreement for tile drainage dated September 30, 1904 and recorded December 23, 1904 in Miscellaneous Record 37, page 50.

Provisions of Sewer Service Agreement between ATG Corporation and Aldon Builders, Inc. dated September 29, 1992 and recorded September 30, 1992 as Document No. 92061871.

Easement for public utilities and drainage as shown and granted on the recorded plat of said subdivision affecting the southwesterly 10 feet.

Covenants, conditions, restrictions, easements and assessments as set out in certain declaration recorded March 30, 1993 as Document No. 93019676, and re-recorded July 8, 1993 as Document No. 93044294, including but not limited to the duties and obligations arising from the automatic membership in the Fieldstone Crossing Townhomes Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, and the powers of said Association to levy assessments pursuant to said declaration.

All building lines, conditions, covenants, easements, limitations, provisions,

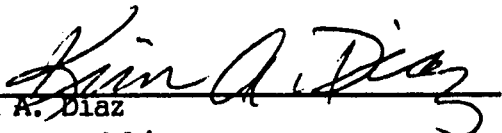
restrictions, rights of way, and terms of record, if any

Dated this 3rd day of October, 1997.


DANIEL J. BENKO

State of Indiana)
) ss:
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of October, 1997, personally appeared DANIEL J. BENKO who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.


Kim A. Diaz
Notary Public
Resident of Lake County

My commission expires:
2/15/99

This document prepared by: Joseph M. Skozen, Attorney No. 358-45, LUCAS, HOLCOMB & MEDREA, 300 E. 90th Drive, Merrillville, Indiana 46410