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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97 OCT -8 AM 10:30

MORRIS W. CARTER
RECORDER

ENTERED FOR TAXATION SUBJ
AL ACCEPTANCE FOR TRANSFER
97068202

OCT 08 1997

MAIL TAX BILLS TO:
1445 ROKOSZ LANE
DYER, IN 46311

SAM ORLICH
AUDITOR LAKE CO

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT JOHN ROSMANITZ BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to WALTER V. CZERWONKA and JOANNE C. CZERWONKA, husband and wife as tenants by the entireties, 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:

Lot 13, except the North 44.0 feet thereof 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 1445 Rokosz Lane, Dyer, Indiana.

Tax Key No.: _____

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 South 30 feet and the West 30 feet of the land.
4. Easement for public utilities and for drainage as shown and granted on the recorded plat of subdivision, affecting the East 10 feet of the land.
5. Easement for public utilities as shown and granted on the recorded plat of subdivision, affecting the West 10 feet of the land.

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HOLD FOR FIRST AMERICAN TITLE

FA21794

000542

14.00
200
FA

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.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 4th day of October, 1997.

JOHN ROSMANITZ BUILDERS, LLC

By:


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 4th day of October, 1997.

Krista Koczur
Notary Public

Printed Name: KRISTA KOZUR

My Commission Expires:

March 14, 1999

County of Residence:

Lake

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

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