ULY ENTERED FOR TAXATION SUBJECTIVAL ACCEPTANCE FOR TRANSFER.

DEC 09 1997

SAM ORLICH AUDITOR LAKE COUNT

MAIL TAX BILLS TO: 12304 102nd STREET ST, JOHN, IN 46373 37084122

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WARRANTY DEED

THIS INDENTURE WITNESSETH THAT JOHN ROSMANITZ BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to GIOVANNI B. LUCIDO and RENEE M. IZZO, 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 214 in Homestead Acres 9th Addition to the Town of St. John, as shown in Plat Book 49, page 128, in Lake County, Indiana.

Commonly known as 12304 102nd Street, St. John, Indiana.

Tax Key No.:

52-51-23

Tax Unit No.:

40

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 of the land.
- 4. Easement as shown and granted on the recorded plat of subdivision, affecting the North 10 feet of the land.

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HOLD FOR FIRST AMERICAN TITLE

FA 22557

0005710) |} |} 5. 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 29th day of November, 1997.

JOHN ROSMANITZ BUILDERS, LLC

John Rosmanitz, Member

STATE OF INDIANA 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 29th day of November, 1997.

Krista Kugus Notary Public

Printed Name: KRISTA KOCZUR

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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