

MAIL TAX BILLS TO:
916 BLUE JAY WAY
DYER, IN 46311

NOV 1 1997

97050147

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT MICHAEL POE BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to JOSEPH T. GRYZBEK and JANE J. GRYZBEK, husband and wife, as to an undivided 66% interest; ROBERT W. FIESELER and MARY ELLEN FIESELER, husband and wife, as to an undivided 19% interest; and THOMAS J. GRYZBEK and MARILYN J. GRYZBEK, husband and wife, as to an undivided 15% interest; and the respective percentage owners shall own as tenants in common with respect to each other, 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:

Jane J. Gryzbek reserved life est.

The Northerly 50.7 feet by parallel lines of Lot 19 in Meadows of Dyer, Phase One A, an addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 80, page 7, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 916 Blue Jay Way, Dyer, Indiana 46311.

Tax Key No.: 14-260-19

Tax Unit No.: 12

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 03 1998

SAM ORLICH

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1997 payable in 1998 and for all years thereafter. AUDITOR LAKE COUNTY
2. Unpaid sewage and water charges, if any.
3. Building setback line as established by the plat of subdivision, affecting the Easterly 30 feet of the real estate.
4. Easement for public utilities as shown and granted on the recorded plat of subdivision, affecting the Westerly 10 feet.
5. Terms and provisions of Declaration Establishing Party Walls And Creating Protective And Restrictive Covenants And Easements For The Meadows Of Dyer (Duplex Lots), recorded June 20, 1996, as Document No. 96041551, and First Amendment thereto recorded April 30, 1997, as Document No. 97027207.
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.

HOLD FOR FIRST AMERICAN TITLE
PAGE ONE OF TWO PAGES

FA 21355

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96041551

96041551

STATE OF INDIANA
LAKE COUNTY
RECORDER OF DEEDS

1300
[Handwritten signatures]

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 30th day of July, 1997.

MICHAEL POE BUILDERS, LLC

By: Michael Poe
Michael Poe, Member

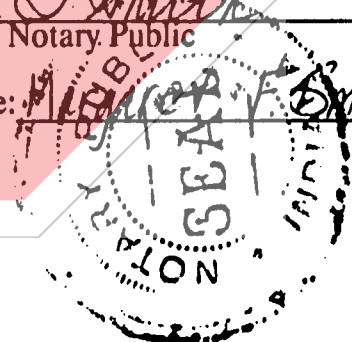
STATE OF INDIANA
COUNTY OF LAKE

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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 30th day of July, 1997.

Margaret J. Smith
Notary Public
Printed Name: Margaret J. Smith



My Commission Expires:

8/4/98

County of Residence:

Lake

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