98043124

MAIL TAX BILLS TO:

Steve Goralczyk and Carol J. Goralczyk 5459 Victoria Place Crown Point, Indiana 46307

C49465 CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that

VICTORIA PLACE TOWN HOMES, INC., an Indiana corporation ("Grantor"),

CONVEYS AND WARRANTS to

STEVE GORALCZYK and CAROL J. GORALCZYK, husband and wife, of Lake County, in the State of Indiana,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of Cwhich is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The West 60.4 feet (by parallel lines, and as measured at right angles) of Lot 13, Victoria Place, an addition to the Town of Schererville, as shown in Plat Book 79, Page 90, in Lake County, Indiana.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING BULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

- 1. Covenants, conditions, easements and restrictions of record. JUN 09 1993
- 2. Real estate taxes for 1997 payable in SAM ORLICH AUDITOR LAKE COUNTY
- 3. Declaration of Covenants, Conditions, Restrictions and Easements for the Victoria Place Townhomes recorded October 7, 1996, as Document No. 96066520 in the Office of the Recorder of Lake County, Indiana.

ADDRESS OF REAL ESTATE: 5459 Victoria Place, Crown Point, Indiana 46307.

Grantor warrants that it is an electing small business corporation under the provisions of Subchapter "S" of the Internal Revenue Code, and by reason of such election, there is no Indiana gross income tax due on this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

orporate capacity to convey the real estate hat all necessary corporate action for the ce has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3rd day of June, 1998.

VICTORIA PLACE TOWN HOMES, INC.

BY: DIMED DIFFERENCE E. BOYER, President

STATE OF INDIANA

) SS:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, this 3rd day of June, 1998, personally appeared BRUCE E. BOYER, President of Victoria Place Town Homes, Inc., an Indiana corporation, who, for and on behalf of said corporation, acknowledged the execution of the above and foregoing Corporate Warranty Deed.

WITNESS my hand and Notarial Seal.

This Document is the property of

MARGARET PERZ, Notary Pub

MY COMMISSION EXPIRES:

September, 12, 1999

Resident of Lake County, Indiana

This instrument prepared by Edward L. Burke, Attorney At Law, 8585 Broadway, Suite 600, Merrillville, Indiana 46410