

HOLD FOR FIRST AMERICAN TITLE

99081389



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 04 1999

PETER BENJAMIN LAKE COUNTY AUDITOR

**LIMITED LIABILITY COMPANY DEED**

TAX KEY# \_\_\_\_\_

THIS INDENTURE WITNESSETH, THAT MICHAEL POE BUILDERS LLC,  
AN INDIANA LIMITED LIABILITY COMPANY  
("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEY AND WARRANT TO RUSSELL G. DUKE AND PATRICIA A. DUKE, HUSBAND AND WIFE  
OF LAKE COUNTY, STATE OF INDIANA, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION **THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA, TO-WIT:**

Lot 39 in Meadows of Dyer, Phase Three B, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 85 page 85, in the Office of the Recorder of Lake County, Indiana. A/K/A 548 SUNFLOWER LANE, DYER, IN 46311  
SUBJECT TO THE FOLLOWING:

- 1) The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 2) Taxes for the year 1998 payable in 1999, and all subsequent years;
- 3) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
- 4) Roads and highways, streets and alleys;
- 5) Limitation by fences and/or other established boundary lines; and
- 6) Easements, if any, for established ditches and/or drains.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full company capacity to convey the real estate described; and that all company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29<sup>th</sup> DAY OF SEPTEMBER, 1999.

\_\_\_\_\_  
(SEAL) *[Signature]* (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF INDIANA, COUNTY OF LAKE, SS:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED \_\_\_\_\_  
RESPECTIVELY OF MICHAEL POE BUILDERS LLC, AN INDIANA LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING DEED FOR AND ON BEHALF OF SAID COMPANY, AND WHO, HAVING BEEN DULY SWORN, STATED THAT THE REPRESENTATIONS THEREIN CONTAINED ARE TRUE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 1999. 000150

MY COMMISSION EXPIRES: 05/16/01  
COUNTY OF RESIDENCE: PORTER CORINA CASTEL RAMOS NOTARY PUBLIC

SEND TAX STATEMENTS TO: 548 SUNFLOWER LANE, DYER, IN 46311

THIS INSTRUMENT PREPARED BY: NICHOLAS J. PADILLA #19513-45  
1948 DAVIS AVENUE  
WHITING, IN 46394

\*\*\* NO LEGAL OPINION RENDERED \*\*\*

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E.P.  
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