

HOLD FOR FIRST AMERICAN TITLE

99087117



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 21 1999

PETER BENJAMIN LAKE COUNTY AUDITOR

**CORPORATE WARRANTY DEED**

TAX KEY# 14-4-55 Unit 12

THIS INDENTURE WITNESSETH, THAT JOHN ROSMANITZ BUILDERS, INC., AN INDIANA CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO AMBROSE J. KAPITAN AND PATRICIA A. KAPITAN, 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 32 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 565 ROSE BUSH LANE, DYER, IN 46311

\* Grantor affirms that no Gross Income Tax is due at this time by this Corporation in connection with this transfer.\* 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) Defects, liens, encumbrances, and adverse claims of records, if any;
- 4) Roads and highways, streets and alleys;
- 5) Limitation by fences and/or other established boundary lines; and
- 6) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.

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 corporation 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 corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15<sup>TH</sup> day of October, 1999.

JOHN ROSMANITZ BUILDERS, INC., AN INDIANA CORPORATION

By *John Rosmanitz* By \_\_\_\_\_  
 \_\_\_\_\_  
 (PRINTED NAME AND OFFICE) (PRINTED NAME AND OFFICE)

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and \_\_\_\_\_ the \_\_\_\_\_

and \_\_\_\_\_, respectively of JOHN ROSMANITZ BUILDERS, INC., AN INDIANA CORPORATION who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>TH</sup> DAY OF OCTOBER, 1999.

MY COMMISSION EXPIRES: 05/16/01

COUNTY OF RESIDENCE: PORTER CORINA CASTEL RAMOS NOTARY PUBLIC

SEND TAX STATEMENTS TO: 565 ROSE BUSH 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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