

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 008057

2006 FEB -9 AM 09:56

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TICOR CP

Parcel No. 33-23-207-44 & 45

MICHAEL J. BROWN
RECORDER

CORPORATE WARRANTY DEED

Order No. 920060327

THIS INDENTURE WITNESSETH, That John Rosmanitz Builders, Inc.

(Grantor)

a corporation organized and existing under the laws of the State of INDIANA CONVEYS

AND WARRANTS to Karen V. S. Juneja and Rebecca L. Juneja, Husband and Wife

Karam

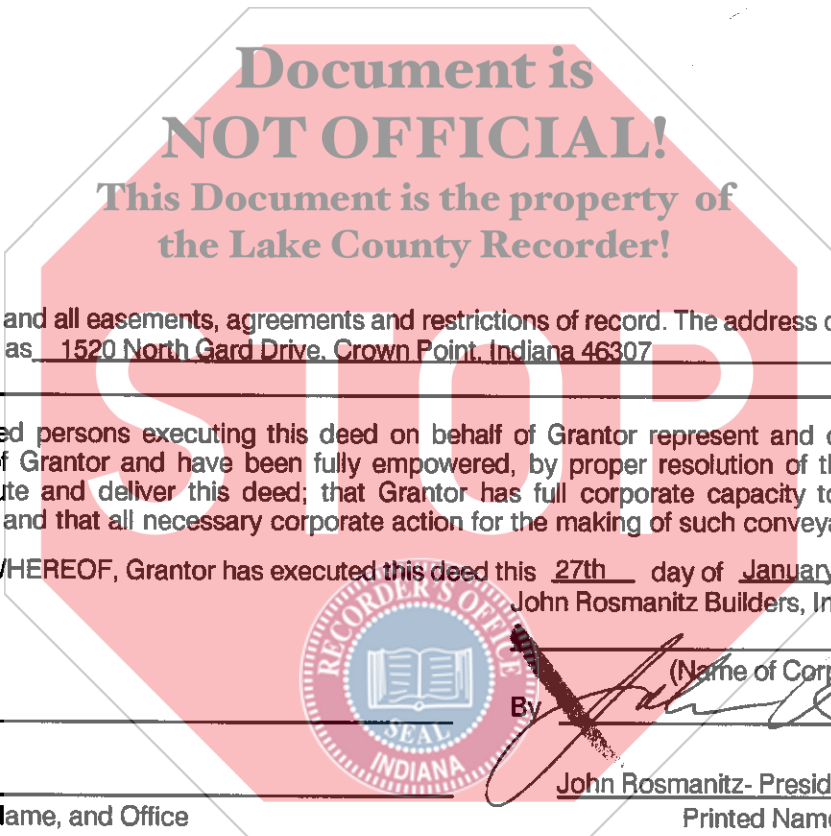
(Grantee)

of Lake County, in the State of INDIANA, for the sum of

TEN AND 00/100 Dollars \$10.00

and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See Exhibit A attached hereto and made a part hereof.



Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 1520 North Gard Drive, Crown Point, Indiana 46307

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have 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.

IN WITNESS WHEREOF, Grantor has executed this deed this 27th day of January, 2006

John Rosmanitz Builders, Inc.

(SEAL) ATTEST:

By _____



By [Signature]
(Name of Corporation)

John Rosmanitz - President

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 John Rosmanitz and _____

the President and _____, respectively of

John Rosmanitz Builders, Inc., 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 Notarial Seal this 27th day of January, 2006.

My commission expires:

OCTOBER 29, 2008

Signature [Signature]

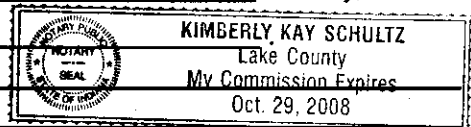
Printed KIMBERLY KAY SCHULTZ, Notary Public

Resident of LAKE County, Indiana.

This instrument prepared by Atty. Thomas K. Hoffman

Return Document to: 1520 North Gard Drive, Crown Point, In. 46307

Send Tax Bill To: 1520 North Gard Drive, Crown Point, In. 46307



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 01 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

002061

18-
LP
TF

EXHIBIT "A"

Order No. 920060327

Parcel I: Lot 22 in Royal Hawk, in the City of Crown Point, as per plat thereof, recorded in Plat Book 94 page 66, in the Office of the Recorder of Lake County, Indiana, excepting that part being more particularly described as follows: Beginning at the Northwest corner of said Lot 22, thence North 68 degrees 22 minutes 33 seconds East along the Northerly line of said Lot 22, a distance of 140.0 feet; thence South 09 degrees 18 minutes 49 seconds East, along the Easterly line of said Lot 22, a distance of 61.85 feet; thence South 81 degrees 46 minutes 48 seconds West, along the approximate centerline extended Easterly and Westerly of an existing party wall, a distance of 134.0 feet to a point on the Westerly line of said Lot 22 and to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 120.00 feet and a central angle of 13 degrees 03 minutes 39 seconds; thence Northerly along the arc of said curve to the left, from which the local tangent at the beginning point bears North 08 degrees 13 minutes 12 seconds West, a distance of 29.63 feet, said arc subtended by a chord which bears North 14 degrees 45 minutes 01 second West, a distance of 29.57 feet to the curve's end, and the point of beginning; and also excepting that part of said Lot 22 being more particularly described as follows: Beginning at the Southeast corner of said Lot 22, thence North 89 degrees 37 minutes 54 seconds West, along the Southerly line of said Lot 22, a distance of 104.33 feet; thence North 80 degrees 57 minutes 36 seconds East, a distance of 102.84 feet to a point on the West line of said Lot 22; thence South 09 degrees 18 minutes 49 seconds East, a distance of 17.05 feet to the point of beginning.

Parcel II: That part of Lot 23 in Royal Hawk, in the City of Crown Point, as per plat thereof, recorded in Plat Book 94 page 66, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the Northwest corner of said Lot 23, thence South 89 degrees 37 minutes 54 seconds East along the North line of said Lot 23, a distance of 35.67 feet; thence South 80 degrees 57 minutes 36 seconds West, a distance of 36.16 feet to a point on the West line of said Lot 23; thence North 00 degrees 22 minutes 06 seconds East, a distance of 5.91 feet to the point of beginning.



Declaration

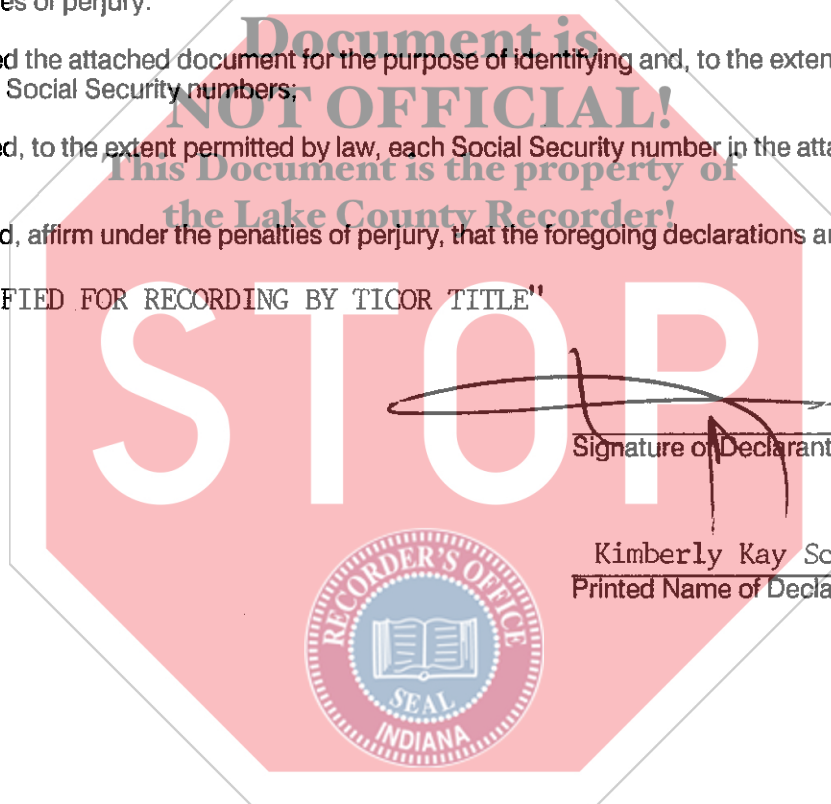
This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

"VERIFIED FOR RECORDING BY TICOR TITLE"



Signature of Declarant

Kimberly Kay Schultz
Printed Name of Declarant