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Lake County Trust Company

This Indenture Witnesseth

985559

That LAKE COUNTY TRUST COMPANY, AS TRUSTEE under the provisions of a Trust Agreement dated _____

March 1, 1982 and known as Trust No. 3215 of Lake County, and State of Indiana,

does hereby grant, bargain, sell and convey to:

First Bank of Whiting as Trustee under Trust No. 1857
875 N. Michigan Avenue
Chicago, Illinois 60611

RETURN TO & TAX BILLS TO:
FIRST BANK OF WHITING TR. 1857
P.O. BOX 109
CROWN POINT, INDIANA 46307

for the sum of ten dollars (\$10.00) and other good and valuable consideration the following described Real Estate in Lake _____ County, in the State of Indiana, to-wit:

(For real estate being conveyed, see schedule attached hereto and initialled).

This deed is being given subject to: (See Exhibit marked "B" attached hereto & initialled)

**DULY ENTERED
FOR TAXATION**

JUN 30 1988

Anna M. Antox
AUDITOR LAKE COUNTY

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in _____ Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

TICOR TITLE INSURANCE
Crown Point, Indiana
RECORDED IN LAKE COUNTY
CROWN POINT, INDIANA 46307
JUL 6 8 53 AM '88

IN WITNESS WHEREOF, The said LAKE COUNTY TRUST COMPANY, as Trustee, by Donna LaMere as Vice President and Trust Officer, and Charlotte L. Keilman as Ass't Secretary, has hereunto set its hand and seal this 1st day of January, 19 88.

LAKE COUNTY TRUST COMPANY, as Trustee as aforesaid,

By: *Donna LaMere*
Donna LaMere, Vice President and Trust Officer

Attest
Charlotte L. Keilman
Charlotte L. Keilman, Assistant Secretary

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Donna LaMere, as Vice President and Trust Officer and Charlotte L. Keilman

as Assistant Secretary of the Lake County Trust Company, who acknowledge the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 18th day of May, 19 88

Star I. Lugar
Star I. Lugar Notary Public
Resident of Lake County

My Commission Expires: June 25, 1991

This instrument prepared by: Donna LaMere, Member South Lake County Bar Association

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1264
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Legal Description

Units No. B/45, E/113, E/117, E/101, G/152, G/164, G/160, G/165, F/136, B/40, C/49, C/64, E/97, E/112 and F/121 in Cedar Point Condominiums as delineated on a Survey of Following Real Estate: Beginning at the Southwest corner of said Northeast 1/4 (Northwest corner of said Southeast 1/4) thence North 00 degrees 20' 07" East, along the West Line of said Northeast 1/4, a distance of 136.915 feet, thence East 90 degrees a distance of 1327.22 feet of the Westerly line of Pine Island Drive, thence South 06 degrees 20'08" West along said Westerly line, 135.92 feet; thence continuing along said Westerly line, along a circular curve which is convex to the Northwest whose radius equals 70.00 feet, tangent equals 53.38 feet, deflection angle equals 74 degrees 39'35" a distance of 91.21 feet along said curve; thence South 51 degrees 26'56" West a distance of 6.75 feet; thence Southwesterly, along a circular curve which is convex to the Southeast whose radius equals 297.89 feet, tangent equals 105.98 feet, deflection angle equals 39 degrees 10'00", a distance of 203.63 feet along said curve; thence North 89 degrees 23'04" West, a distance of 312.19 feet; thence Southwesterly, along a circular curve which is convex to the Northwest whose radius equals 997.67 feet, tangent equals 149.50 feet, deflection angle equals 17 degrees 02'39" a distance of 296.78 feet along said curve, thence South 73 degrees 34'17" West a distance of 45.00 feet; thence Westerly along a circular curve which is convex to the South whose radius equals 637.36 feet tangent equals 95.50 feet, deflection angle equals 17 degrees 02'39", a distance of 189.60 feet along said curve; thence North 89 degrees 23'04" West 250.14 feet to the West line of said Southeast 1/4 thence North 00 degrees 20'07" East along said West line, 218.085 feet to the point of beginning, all in Lake County, Indiana.



EXHIBIT "B"

PERMITTED EXCEPTIONS

- ii. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 3. Special Exceptions:
 - (a) Taxes for 1987 payable in 1985.

(b) Information Note: Taxes for 1986 payable in 1987 are all paid as to all of caption real estate.

(c) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665086.
(Affects Parcel 1)

(d) Mortgage for \$33,500.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665081.
(Affects Parcel 2)

(e) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665088.
(Affects Parcel 3)

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- (f) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665076.
(Affects Parcel 4)
- (g) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665093.
(Affects Parcel 5)
- (h) Mortgage for \$43,900.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665064.
(Affects Parcel 6)
- (i) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665077.
(Affects Parcel 7)
- (j) Mortgage for \$34,300.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665060.
(Affects Parcel 8)
- (k) Mortgage for \$35,500.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665074.
(Affects Parcel 9)
- (l) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665092.
(Affects Parcel 10)
- (m) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665067.
(Affects Parcel 11)
- (n) Mortgage for \$34,300.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665079.
(Affects Parcel 12)
- (o) Mortgage for \$40,700.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665092.
(Affects Parcel 13)

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(p) Mortgage for \$43,900.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665085.
(Affects Parcel 14)

(q) Mortgage for \$33,900.00 from Jerome F. Birn to St. Joseph Mortgage Co., Inc., an Indiana Corporation, dated March 31, 1982 and recorded April 12, 1982 as Document No. 665083.
(Affects Parcel 15)

(r) Right, title and interest of Jerome F. Birn.

(s) Easement for storm sewer and other incidental purposes contained in a grant from Pine Island Ridge Multiple Dwelling Association, Inc., to the Town of Schererville, dated June 27, 1984 and recorded June 29, 1984 as Document No. 702940. (Affects common area)

(t) Rights of the public in and to that part of captioned premises lying within the right of way of Burr Street on the West.
(Affects common area)

(u) Right, title and interest of Board of County Commissioners of Lake County, Indiana, for an easement in perpetuity for highway purposes as set out in a Quit-Claim Deed dated December 3, 1973 and recorded January 7, 1974 as Document No. 254979 and in a Quit-Claim Deed dated December 6, 1973 and recorded January 7, 1974 as Document No. 255000.
(Affects the West 40 feet of common area)

(v) Easement for underground electrical lines from Lake County Trust Company, as Trustee under Trust Agreement dated April 2, 1975 and known as Trust No. 2205 to Northern Indiana Public Service Company, an Indiana Corporation, dated July 29, 1976 and recorded October 4, 1976 as Document No. 373070, in, upon, over and across captioned premises. Grantee shall be limited to individual strips of land approximately 15 feet wide, lying approximately 7.5 feet either side of each utility facility, as installed.
(Affects the common area)

(w) Terms and provisions of the amended and revised plat of Pine Island Ridge dated April 15, 1976 and recorded November 24, 1976 in Plat Book 40 page 148, in the Office of the Recorder of Lake County, Indiana, purporting (among other things) to establish lagoons, public ways and limitations on development and construction. For further particulars see instrument. By an instrument dated February 25, 1975 and recorded March 5, 1975 as Document No. 29110 the power of revocation and amendment of said instrument was vested in The Fogelson Companies, Inc., an Illinois corporation, subject to the approval of the Lake County Plat Commission.

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(x) Terms, covenants, conditions, restrictions and easements contained in the Declaration and By-laws of Cedar Point Horizontal Property Regime recorded March 17, 1982 as Document No. 562370, in the Office of the Recorder of Lake County, Indiana.

(y) Existing unrecorded leases of parts of the common areas.

(z) Existing unrecorded lease of the unit, if any.

END OF SCHEDULE B

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