

Mail Tax Bills To:  
Richard Krugan  
508 Pinehurst Lane  
Schererville, IN  
46375

Tax Key No.:  
188356 Dec 6320  
Greens of Schererville

# CORPORATE WARRANTY DEED

Chicago Title Insurance Company

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This Indenture Witnesseth, That THE GREENS OF SCHERWOOD CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Richard M. Krugan and Dolores H. Krugan, husband and wife of Lake County, in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Schererville, Lake County, in the State of Indiana, to-wit:

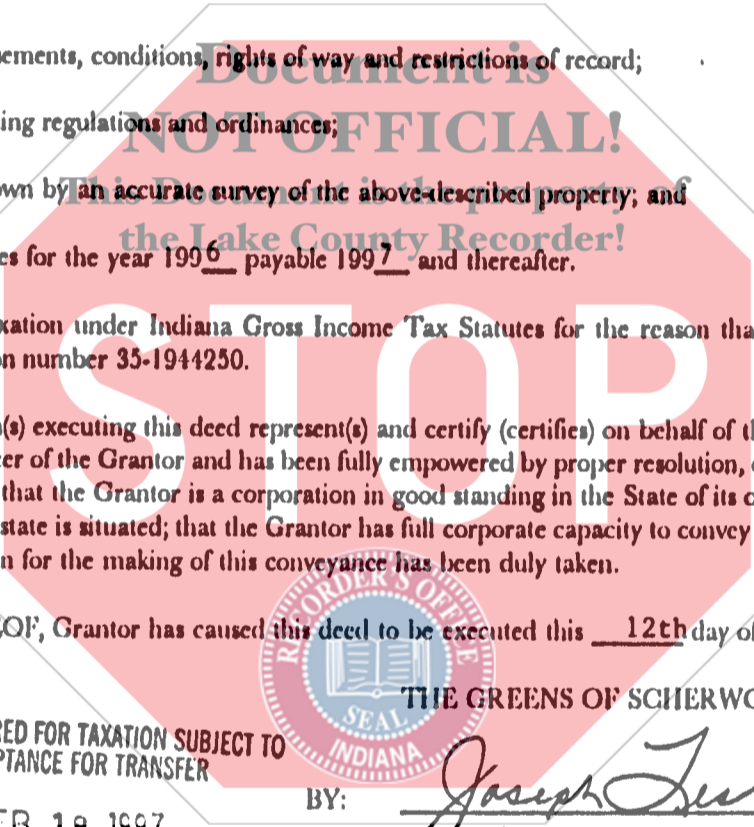
This deed has been prepared and recorded to correct an  
Legal Attached as Exhibit "A", improper legal description attributable to an  
incorrect survey.

Commonly known as 508 Pinehurst Lane, Schererville, Indiana 46375;

**SUBJECT TO:**

- A. All terms, provisions, conditions, restrictions, rights, privileges, obligations, and easements set forth in Declaration of Covenants, Conditions, Easements and Restrictions of The Greens of Scherewood Townhome Development along with the Articles of Incorporation, By-Laws, and Rules and Regulations of The Greens of Scherewood Townhome Owners Association, Inc., an Indiana Nonprofit Corporation;
- B. Restrictions as to use and enjoyment as to said townhome contained in the aforesaid documents, which townhome shall be used for single family residential use only;
- C. A lien for common expenses, charges or expenses of the Townhome Development, as provided in the aforesaid documents;
- D. Covenants, easements, conditions, rights of way and restrictions of record;
- E. Applicable zoning regulations and ordinances;
- F. All matters shown by an accurate survey of the above-described property; and
- G. Real estate taxes for the year 1996 payable 1997 and thereafter.

97010131



This transfer is exempt from taxation under Indiana Gross Income Tax Statutes for the reason that Grantor is a Subchapter S corporation, Federal identification number 35-1944250.

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 situated; 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 12th day of FEBRUARY, 1997.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 18 1997

THE GREENS OF SCHERWOOD CORPORATION

BY: Joseph Leslie  
Joseph Leslie, Agent  
(Printed Name and Office)

ATTEST: SAM ORLICH  
AUDITOR LAKE COUNTY

(Printed Name and Office)

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )



Before me, a Notary Public in and for said County and State, personally appeared Joseph Leslie and                                    the Agent and                                   , respectively of THE GREENS OF SCHERWOOD 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 there contained are true.

Witness my hand and Notary Seal this 12th day of FEBRUARY, 1997.

My Commission Expires: 2-28-2000  
Resident of Lake County

Signature Marilynn Leslie  
Printed Marilynn Leslie, Notary Public

1200  
ct  
si

This instrument prepared by DAVID K. RANICH, Attorney at Law, 720 W. Chicago Ave., Suite 238, East Chicago, Indiana 46312

Mail to:

000783

## Exhibit A

**Legal Description**  
508 Pinehurst Lane  
Schererville, Indiana 46375

Being a part of Lot 9 in the Greens of Scherwood, an addition to the Town of Schererville, as per plat thereof, recorded in plat book 79, page 3, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Lot 9, thence North 88°43'16" West along the South line of Lot 9, a distance of 127.80 feet to the point of beginning; thence continuing North 88°43'16" West along the South line of Lot 9, a distance of 62.20 feet to the Southwest corner on Lot 9; thence North 01°16'44" East along the West line of Lot 9, a distance of 140.0 feet to the Northwest corner of Lot 9; thence South 88°43'16" East along the North line of Lot 9, a distance of 60.08 feet, thence South 00°24'32" West, a distance of 140.02 feet to the point of beginning.

