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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Mail tax bills to: **2002 112884**
LADD DEVELOPMENT COMPANY
PO Box 3028
Gary, IN 46403

2002 DEC -6 PM 2:55
Tax Key # 54-1-8
MORRIS W. CARTER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That STANLEY J. KNABEL ("Grantor") of HARRIS County in the State of TEXAS CONVEY(S) AND WARRANT(S) TO LADD DEVELOPMENT COMPANY, an Indiana partnership ("Grantee") of Lake County in the State of Indiana, in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor's interest in the following described real estate in Lake County in the State of Indiana:

SEE ATTACHED

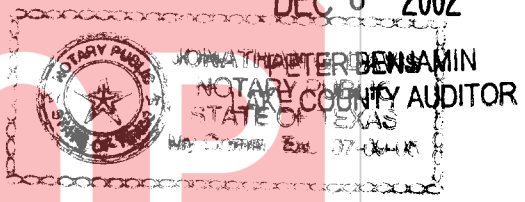
Subject to covenants and restrictions, easements for streets and utilities, and building lines, as contained in plat of subdivision and as contained in all other documents of record; and taxes for 2001 due and payable in 2002.

Dated this 1 day of OCT, **NOT OFFICIAL!** DO NOT ENTER FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Stanley J. Knabel
STANLEY J. KNABEL

DEC 6 2002

STATE OF TEXAS)
) SS:
COUNTY OF Harris)



Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of October, 2002, personally appeared: Stanley J. Knabel and acknowledged the execution of the foregoing deed. In witness whereof I have hereunto subscribed my name and affixed my official seal.

My Comm. Exp.: 7/09/05 Signature Jonathan G. Davis
Resident of Harris County Printed Jonathan G. Davis

This instrument prepared by JOSEPH S. IRAK, Attorney at Law, Atty. I.D. #4851-45, 9219 Broadway, Merrillville, IN 46410, (219) 769-4552

000552
21.00
ZP
ck
1004



CHICAGO TITLE INSURANCE COMPANY

2200 NORTH MAIN STREET, CROWN POINT, IN. 46307, (219)663-2289, Fax: (219)663-2291

SPECIAL INFORMATION REPORT

ORDER NO.: 620026576

EFFECTIVE DATE: June 7, 2002 8:00 am

THE INFORMATION CONTAINED IN THIS REPORT WAS OBTAINED THROUGH LIMITED SEARCHES AS ESTABLISHED BY THE CONDITIONS, LIMITATIONS AND EXCLUSIONS ENUMERATED ON THE ATTACHED SHEET AND DOES NOT CONSTITUTE OR PURPORT TO REPRESENT IN ANY WAY A COMPLETE EXAMINATION OF TITLE.

SEARCH PERIOD: June 7, 1982 to June 7, 2002

TYPE OF REPORT: Memo of Title

FEE: \$160.00

NAME OF CUSTOMER: Joe Irak, Attorney at Law
9219 Broadway
Merrillville, Indiana 46410
Attention: Don Levy

RE: ROCKOVITS ET AL, JOH

SUBJECT TO THE CONDITIONS, LIMITATIONS AND EXCLUSIONS SHOWN HEREIN.

LIABILITY AMOUNT: \$2,000.00

Liability hereunder is limited to the consideration paid to CHICAGO TITLE INSURANCE COMPANY or the actual amount of loss, whichever is less, but in no event shall liability of the Company hereunder exceed \$2,000.00. If a larger liability amount is required, a title insurance policy in the amount of the value of the property or the lien should be ordered.

OWNERSHIP:

LAST GRANTEE OF RECORD:

John W. Rockovits, as to an undivided 25 percent; William F. Walter, as to an undivided 25 percent; Ladd Development Company, a partnership, as to an undivided 25 percent; Ruth Ann Walter, as to an undivided 8 1/3 percent; Stanley J. Knabel, as to an undivided 8 1/3 percent; Stephen N. Hetman, as to an undivided 8 1/3 percent

LEGAL DESCRIPTION:

Part of the Southeast Quarter of Section 4, Township 34 North, Range 7 West of the Second Principal Meridian, more particularly described as follows: Commencing at a point on the South line of said Southeast Quarter being 310 feet East of the Southwest corner of said Southeast Quarter, thence North parallel to the West line of said Southeast Quarter a distance of 1687.72 feet to a line 300 feet South of a parallel to the North line of the South Half of the Northwest Quarter and Southeast Quarter; thence East on said last described line a distance of 1019.48 feet to the East line of the West Half of the Southeast Quarter; thence South on said East line a distance of 363.81 feet to the North line of South Half of the Southeast Quarter; thence East on said North line a distance of 280.50 feet to East line of West 17 rods of the Southeast Quarter of the Southeast Quarter; thence South on said East line of said West 17 rods a distance of 608.30 feet to a point 720 feet North of the South line of said Southeast Quarter; thence West on a line 720 feet North of and parallel to the South line of said Southeast Quarter a distance of 380 feet; thence South on a line 99.5 feet West of and parallel to the East line of the Southwest Quarter of the Southeast Quarter a distance of 720 feet to the South Line of said Southeast Quarter; thence West on said line a distance of 920.9 feet to the place of beginning, in Lake County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: Part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 34 North, Range 7 West of the Second Principal Meridian described as follows: Commencing at the Southeast corner of Southwest Quarter of the Southeast Quarter; thence North 89 degrees 21 minutes 19 seconds West along the South line of said Section 4 a distance of 99.50 feet to the place of beginning; thence continue North 80 degrees



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21minutes 19 seconds West along said South line, 620.00 feet; thence North 00 degrees 16 minutes 41 seconds East parallel with the West line of said Southwest Quarter of the Southeast Quarter 300.00 feet to a point of curve; thence Northeasterly along a curve that is concave to the Southeast with a radius of 417.32 feet, a tangent of 420.00 feet and a deflection angle of 90 degrees 22 minutes a distance of 658.20 feet to a point of tangent; thence South 89 degrees 21 minutes 19 seconds East parallel to the South line of said Section a distance of 199.86 feet to a line that is parallel to and 99.50 feet West of the East line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 16 minutes 01 seconds West, along said parallel line a distance of 720.00 feet to the place of beginning, in Lake County, Indiana, excepting therefrom the South 40 feet thereof.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: The South 40.00 feet of the following described parcel: Part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 34 North, Range 7 West of the Second Principal Meridian, described as follows: Commencing at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 21 minutes 19 seconds West, along the South line of said Section 4, a distance of 99.50 feet, to the place of beginning; thence continue North 89 degrees 21 minutes 19 seconds West, along said South line, 620.00 feet; thence North 00 degrees 16 minutes 41 seconds East, parallel with the West line of said Southwest Quarter of the Southeast Quarter, 300.00 feet to a point of curve; thence Northeasterly along a curve that is concave to the Southeast with a radius of 417.32 feet, a tangent of 420.00 feet and a deflection angle of 90 degrees 22 minutes, a distance of 658.20 feet to a point of tangent; thence South 89 degrees 21 minutes 19 seconds East, parallel to the South line of said Section, a distance of 199.86 feet, to a line that is parallel to and 99.50 feet West of the East line of said Southwest Quarter of the Southeast Quarter, thence South 00 degrees 16 minutes 01 seconds West, along said parallel line a distance of 720.00 feet to the place of beginning, in Lake County, Indiana.

B 1. REAL ESTATE TAXES:

May Installment of taxes for the year 2001, due and payable in 2002, in the amount of \$242.92 is PAID.

Taxing Unit No.: 44

Key No.: 54-1-8

NOTE: The assessed valuation, as of the date of this commitment, shown by Lake County Data processing is as follows:

Valuation: \$10,700.00

Exemption: NONE

NOTE: The Homestead Credit and Deduction has been allowed as to only \$0.00 of the total assessed valuation reflected above.

NOTE: The real estate tax information set out above was taken from the Lake County Data Processing Department computer system. This information, while believed to be accurate, at this time is subject to change without notice. Neither the Company nor its agent assumes or accepts any responsibility for loss, damage, cost or expense due to any change in the information reflected above.

D 2. November Installment of taxes for the year 2001, due and payable in 2002, in the amount of \$242.92 is UNPAID.

Taxing Unit: 44

Key No.: 54-1-8

E 3. Taxes for the year 2002 due and payable in 2003 are a lien not yet due and payable.

4. RECORDED LIENS:



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NONE FOUND

5. **GENERAL LIENS:**

A judgment search for the past ten years on the grantees described in the last deed of record above has revealed the following items:

NONE FOUND

NOTE: This judgment search covers a period of time from June 7, 1992 to June 7, 2002.

NOTE: ON SOME OCCASIONS THERE MAY BE CERTAIN MATTERS WHICH ARE NOT REFLECTED HEREIN (MATTERS FOR WHICH WE ARE RESTRICTED AND PROHIBITED FROM DISCLOSING PURSUANT TO THE CONDITIONS, LIMITATIONS, AND EXCLUSIONS SET OUT ON THE ATTACHED SHEET) WHICH MAY IN FACT HAVE A DIRECT IMPACT ON THE INFORMATION CONTAINED HEREIN. AS THIS SPECIAL INFORMATION REPORT HAS BEEN COMPILED FROM LIMITED SEARCH DATA, IT IS STRONGLY ADVISED THAT AN EXAMINATION OF TITLE IN THE FORM OF TITLE INSURANCE BE SECURED. RELIANCE ON THE INFORMATION CONTAINED HEREIN SHOULD BE RESTRICTED.

