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2004 100424

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 NOV 30 AM 10:46

MORRIS W. CARTER
RECORDER

29-4-154-24

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below by JEFFREY R. YESSENOW, not individually but solely as Trustee of the JEFFREY R. YESSENOW REVOCABLE LIVING TRUST U/T/A dated January 5, 1994, as amended ("Grantor"), to 317 WEST COMMERCIAL LLC, an Indiana limited liability company ("Grantee").

**This Document is the property of
the Lake County Recorder!**

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs, legal representatives, successors and assigns, FOREVER, all of the following described real estate, situated in the Town of Lowell, State of Indiana, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (and the same shall be deemed to be a part hereof).

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders in fee, issues and profits thereof, and all the estate, right, title, interest, claim or demand of Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, as above described, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything

HOLD FOR THE TALON GROUP

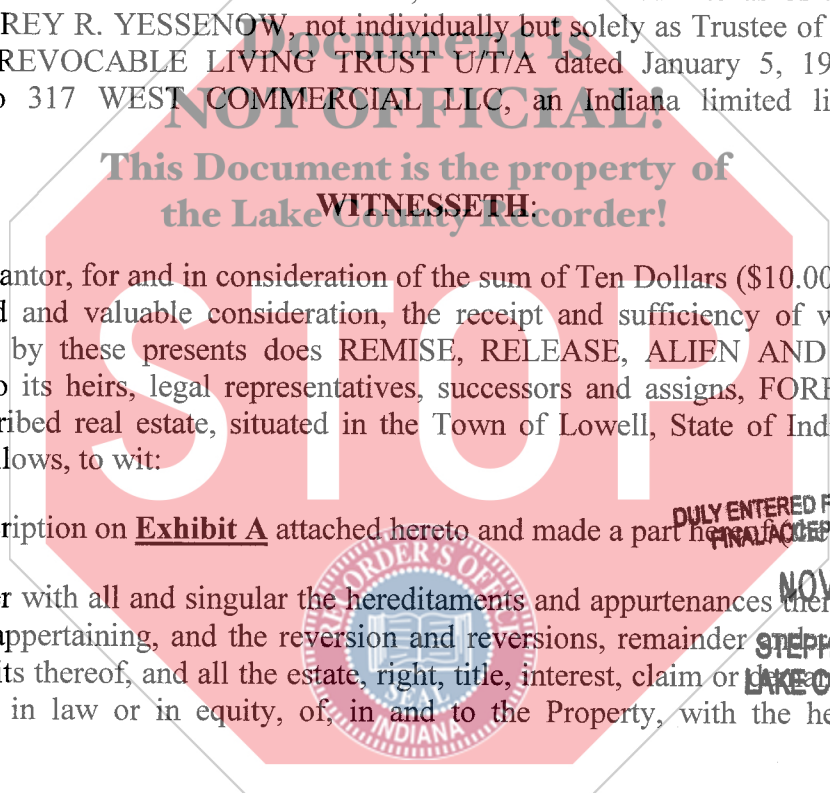
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Exempt #7



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

NOV 30 2004

STEPHEN R. STILICH
LAKE COUNTY AUDITOR

whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein, none of which shall be re-imposed hereby.



IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 3rd day of November, 2004

JEFFREY R. YESSENOW REVOCABLE LIVING TRUST

By: *Jeffrey R. Yessenow*
JEFFREY R. YESSENOW, not individually but solely as Trustee of the JEFFREY R. YESSENOW REVOCABLE LIVING TRUST U/T/A dated January 5, 1994, as amended

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on November 3, 2004 by JEFFREY R. YESSENOW, not individually, but solely as the Trustee of the Jeffrey R. Yessenow Revocable Living Trust U/T/A dated January 5, 1994, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such Trustee as his free and voluntary act and deed, and as the free and voluntary act and deed of said Trust for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 3rd day of November, 2004.

Evelyn M. Rodriguez
Notary Public

MY COMMISSION EXPIRES:

11.2.2007

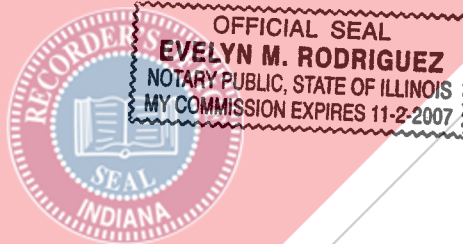


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 24, EXCEPT THE EAST 41.5 FEET THEREOF, IN HARDING-MYERS SUBDIVISION, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28 PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

RIGHT AND EASEMENT TO GO UPON, OVER AND ACROSS AND TO USE THE EAST 11 FEET OF LOT 24 IN HARDING-MEYERS SUBDIVISION, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



EXHIBIT B

EXCEPTIONS TO TITLE

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
4. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Real Estate taxes assessed for the year 2003/2004 and 2004/2005 are a lien but are not yet due and payable.
6. Reservation of easement in deed in Trust Grantor: Jeffrey R. Yessenow, MD Grantee: Jeffrey R. Yessenow as Trustee of the Jeffrey R. Yessenow Revocable Living Trust U/T/A dated January 5, 1994 Dated: May 7, 2002 . Recorded: May 8, 2002 Instrument No.: 2002-43207.
7. Easement for public utilities, drainage, and landscape as shown on the recorded plat of the subdivision. Affects: East 15 feet of Lot 24, East 10 Feet of Lot 24, North 25 feet of Lot 24, South 5 feet of Lot 24.
8. Twenty foot building setback line, affecting the North 20 feet of subject property, as shown on the Plat of Harding-Meyers Sub.
9. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.
10. Easement in favor of: North Indiana Public Service Co. Type of easement: Electrical lines and appurtenant equipment, and access thereto Recorded; June 26, 1950 Miscellaneous Record: 534 page 145. Subject to the terms and conditions thereof.
11. Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Miscellaneous Record 539, page 408 on February 23, 1951.
13. Easement in favor of: NIPSCO Type of easement: electrical lines Recorded: June 10, 1954 Miscellaneous Record: 608/534. Subject to the terms and conditions thereof.