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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 100425

2004 NOV 30 AM 10:46

MORRIS W. CARTER
RECORDER

Key #

20-13-118-78

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 9136 COLUMBIA AVENUE 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 City of Munster, State of Indiana, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

NOV 30 2004

And the Grantor, for itself, and its successors, does hereby warrant, defend and agree, to and with the Grantee, its successors and assigns, that it has not done, and will not do, anything

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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.



EXHIBIT A

LEGAL DESCRIPTION

Unit No, 9136 in Columbia Professional Center, a Horizontal Property Regime, created by Declaration of Condominium recorded May 11, 1988 as Document No. 976762 and in Plat Book 64 page 5, in the Office of the Recorder of Lake County, Indiana, together with an undivided 12.500% interest in the common elements and facilities appertaining thereto.



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. Provisions, Conditions, Restrictions, Options, Assessments and Easements as created by the Declaration of Condominium and all amendments thereto creating the unit described in Schedule C.
7. Grant of Easement for ingress and egress dated January 5, 1988 and recorded January 14, 1988 as Document No. 959582.
8. Grant of Easement for ingress and egress dated January 5, 1988 and recorded January 14, 1988 as Document No. 959581.

