

3

Villas of America
604 N. Washington
Albany, Georgia 31701
229-886-7477 fax 800-792-9316

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

620048195

2005 003525

2005 JAN 19 AM 9:54

Priority Mail and Fax

December 15, 2004

MICHAEL A. BROWN
RECORDER

CHICAGO TITLE INSURANCE COMPANY

Gene Steinmarch
Steinmarch Development
2711 W. 183rd St.
Suite 217
Homewood, IL 60430
FAX- 708-206-3582

Merrillvillas LLC
2711 W. 183rd Street
Suite 217
Homewood, IL 60430

Ms. Brenda Sohovich
Chicago Title Insurance
7803 W. 75th Avenue, Suite 4
Shreveville, IN 46375

RE: Unit Number: 7911 Harrison Place, Merrillville IN 46410
Memorandum of Agreement dated June 25, 2002 and recorded as 2002 059024

Greetings:

Please be advised that the payoff due specifically with respect to the above referenced unit in Merrillvillas is \$5178.27 being \$500.00 due under section 2.C.1 and \$1000.00 under section 2.C.2 of the Purchase and Sale Agreement dated June 25, 2002 and \$3,678.27 pursuant to Section 7. Additionally, there are other sums now due and payable with respect pursuant to the Agreement, which the undersigned does not waive. These sums include, but are not limited to the payment of the unpaid principal amounts of the Deferred Payments due for the prior Fentress and Hernandez closings. As such the total amount requested at present is as follows:

Unit 7911 Harrison Place, Merrillville, IN 46410: \$5178.27
Principal balance of Deferred Payments for Fentress closing - Section 7: \$3307.00
Principal balance for Deferred Payments for Hernandez closing - Section 7: \$2499.00

Total this closing: \$10,984.27

This letter constitutes a release with respect to the above referenced Units specifically. The undersigned reserves all claims, amounts due, rights and remedies, including, without limitation interest and Fixed Payments, under the Agreement and no future waiver is made with respect thereto.

Please be advised that all proceeds from this closing due to Villas of America have been assigned to Beautiful Communities LLC, a Georgia limited liability company. Kindly make the check payable to Beautiful Communities LLC and forward it to

Beautiful Communities, 604 N. Washington, Albany GA 31701

If you have any questions, please feel free to call.



Sincerely,

Peter Studl
Managing Director

215100
PR

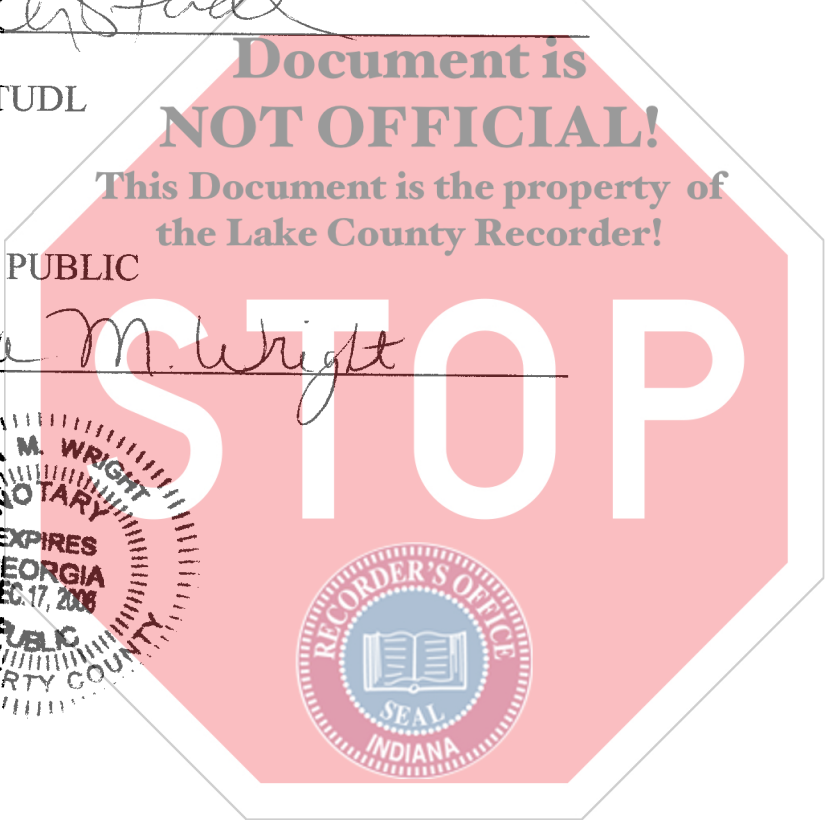
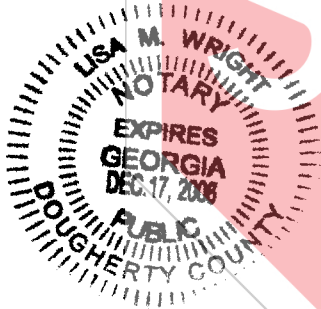
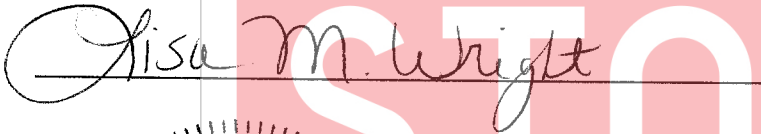
STATE OF GEORGIA
COUNTY OF DOUGHERTY

APPEARED BEFORE ME THIS 5TH DAY OF JANUARY 2005
PERSONALLY PETER STUHL WHO IS KNOWN TO ME AND
AFFIXED HERETO HIS SIGNATURE.



PETER STUHL

NOTARY PUBLIC



No: 620048195

LEGAL DESCRIPTION

7911 Harrison Place in Building 3, in Merrillvillas, a Horizontal Property Regime, established under the Declaration of Condominium Ownership for Merrillvillas Master Declaration, recorded October 11, 2002, as Document No. 2002 091714, and as amended by Amendment to Declaration, recorded June 16, 2004, as Document No. 2004 004998, and further amended by Amended and Restated Declaration of Condominium, recorded August 26, 2004, as Document No. 2004 072851, and all amendments thereto, including but not limited to the Second Amendment, recorded October 26, 2004, as Document No. 2004 091433, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common and limited common areas appertaining thereto.

