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MICHAEL A. BROWN  
RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

After Recording Mail to:

James Lanting, Esq.  
Van Der Aa, Lanting & Paarlberg  
16230 Louis Avenue  
South Holland, Illinois 60473

JUN - 3 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

CM 620053501

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS, that **Indiana Ventures LLC**, an Indiana limited liability company ("Grantor"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, and pursuant to the authority given by the Members of such limited liability company, does hereby convey and warrant unto **Illiana Christian High School Association**, an Illinois not-for-profit corporation ("Grantee"), whose address is 2261 Indiana Avenue, Lansing, Illinois 60438, the following described property ("Property") situated in the County of Lake, State of Indiana:

See Exhibit A attached hereto and made a part hereof for the legal description.

The Property herein conveyed is subject to an option to reacquire vested in Grantor and its successors and assigns as set forth in a Real Estate Sales Contract dated January 6, 2005, the terms and conditions of which are hereby incorporated by reference; provided that this option to reacquire may only be exercised if the option to reacquire created under a Warranty Deed from Grantor to Grantee of the same date herewith for an adjacent 8.0 acre parcel is exercised concurrently herewith.

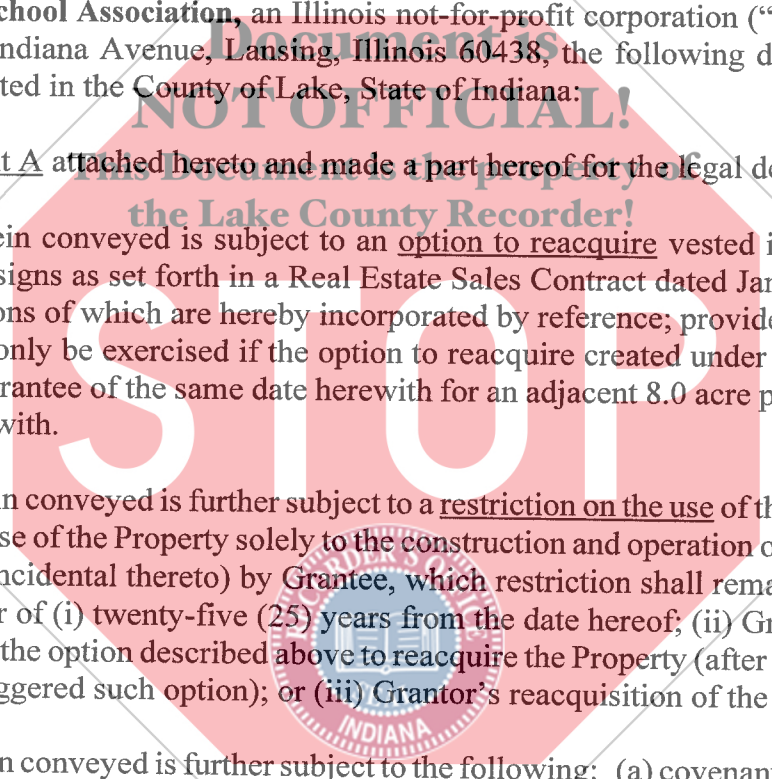
The Property herein conveyed is further subject to a restriction on the use of the Property which hereby limits the use of the Property solely to the construction and operation of a Christian high school (and uses incidental thereto) by Grantee, which restriction shall remain effective until the earlier to occur of (i) twenty-five (25) years from the date hereof; (ii) Grantor's failure or refusal to exercise the option described above to reacquire the Property (after the occurrence of an event which triggered such option); or (iii) Grantor's reacquisition of the Property.

The Property herein conveyed is further subject to the following: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) oral farm lease with Bultema Farms for the 2005 growing season; (d) general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004; and (e) well easement granted to Cornerstone Protestant Reformed Church Incorporated pursuant to easement agreement dated June 6, 2003.

Tax #: Unit No. 5, Key No. 6-5-4

00363

Chicago Title Insurance Company



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LP  
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Common address: +/- 31.89 acres south of 109<sup>th</sup> Avenue, Lake County, Indiana.

IN WITNESS WHEREOF, the undersigned has caused his name to be signed to this instrument on behalf of said limited liability company as a Member thereof.

Dated this 15<sup>th</sup> day of June, 2005

INDIANA VENTURES LLC, an  
Indiana limited liability company

By:   
Steve A. Van Baren, Member

State of Illinois        )  
                                  ) SS:  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steve A. Van Baren, personally known to me to be a Member of Indiana Ventures LLC and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member he signed and delivered the said instrument and pursuant to the authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15<sup>th</sup> day of June, 2005.

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

**STOP**

  
Notary Public

Instrument Prepared By:

Brian D. Yeley  
Hoogendoorn & Talbot LLP  
122 South Michigan Avenue  
Suite 1220  
Chicago, Illinois 60603

OFFICIAL SEAL  
LORI VAN BAREN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03-20-07



Mail Tax Bills To:

Illiana Christian High School  
2261 Indiana Avenue  
Lansing, Illinois 60438  
Attention: Administrator

**EXHIBIT A**

**Legal Description**

Part of the West Half of the Northeast Quarter of Section 7, Township 34 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, more particularly described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 7, thence North 90°00'00" East along the North line of the Northeast Quarter of said Section 7 (also known as the Centerline of 109<sup>th</sup> Avenue), a distance of 262.90 feet to the Point of Beginning; thence continuing North 90°00'00" East along the North line of the Northeast Quarter of said Section 7, a distance of 574.55 feet; thence South 00°24'10" West, parallel to the East line of the West Half of the Northeast Quarter of said Section 7, a distance of 2222.46 feet; thence South 90°00'00" East, parallel to the North line of said Section 7, a distance of 490.01 feet; thence South 00°24'10" West along the East Line of the West Half of the Northeast Quarter of said Section 7, a distance of 433.48 feet; thence North 89°46'10" West along the South Line of the West Half of the Northeast Quarter of said Section 7, a distance of 1064.57 feet to a point 262.89 feet East of the Southwest Corner of the Northeast Quarter of said Section 7; thence North 00°24'13" East, parallel to the West Line of the Northeast Quarter of said Section 7, a distance of 2651.65 feet to the Point of Beginning, containing 39.86 Acres, more or less, all in Hanover Township, Lake County, Indiana; EXCEPTING therefrom the following described parcel: Commencing at the Northwest Corner of the Northeast Quarter of said Section 7, thence North 90°00'00" East along the North line of the Northeast Quarter of said Section 7 (also known as the Centerline of 109<sup>th</sup> Avenue), a distance of 550.18 feet to the Point of Beginning; thence continuing North 90°00'00" East along the North line of the Northeast Quarter of said Section 7, a distance of 287.28 feet; thence South 00°24'10" West, parallel to the East line of the West Half of the Northeast Quarter of said Section 7, a distance of 1213.08 feet; thence North 90°00'00" East, parallel to the North line of said Section 7, a distance of 287.28 feet; thence North 00°24'10" East, parallel to the East line of the West Half of the Northeast Quarter of said Section 7, a distance of 1213.08 feet to the Point of Beginning, containing 8.00 Acres, more or less, all in Hanover Township, Lake County, Indiana.

