

Mail Tax Bills To:  
275 Joliet St., Suite 140

Split From Tax Key No.: 12-14-0307-0001

Dyer, IN 46311  
549 Superior Ave.  
Calumet City, IL 60409

**CORPORATE WARRANTY DEED**

CM 420051330

2005 JUN 10 AM 10:58

*This Indenture Witnesseth*, That GALLERIA REALTY CORPORATION ("Grantor") a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Ren Jie Chen and Yue Qin Chen, as Joints Tenants with right of survivorship, as to an undivided 1/2 interest, and Meng Xiong Ye and Sarah Ye, as Joint Tenants, with right of survivorship, as to an undivided 1/2 interest, as tenants in common, of Lake County, in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Dyer, Lake County, in the State of Indiana, to-wit:

Unit 140, in The Galleria in Dyer Condominium Phase 2, a Horizontal Property Regime, established under the Declaration recorded February 17, 2005 as Document No. 2005-011575, as shown in Plat Book 96, page 82, and all amendments thereto, including but not limited to the First Amendment to the Declaration of Condominium, recorded March 7, 2005, as Document No. 2005-016372, as shown in Plat Book 96, page 91, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the Common elements appertaining thereto.

Commonly known as: 275 Joliet Street, Unit 140, Dyer, IN 46311.

Subject To:

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN -9 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

- A. All terms, provisions, conditions, restrictions, rights, privileges, obligations, and easements set forth in Declaration of Condominium of The Galleria Phase 2 in Dyer along with the Articles of Incorporation, By-Laws, and Rules and Regulations of the Galleria Property Owners Phase 2 Association, Inc., an Indiana Nonprofit Corporation.
- B. Restrictions as to use and enjoyment as to said condominiums contained in the aforesaid documents, which condominiums shall be used for business, professional or other types of commercial activities.
- C. A lien for common expenses, charges or expenses of the Condominium, as provided in the aforesaid documents;
- D. Covenants, easements, conditions, rights of way and restrictions of record;
- E. Applicable zoning regulations and building ordinances;
- F. All matters shown by an accurate survey of the above-described property; and
- G. Real estate taxes for the year 2005 payable 2006 and thereafter.

This transfer is exempt from taxation under Indiana Gross Income Tax Statutes for the reason that Grantor is a Subchapter S corporation, Federal identification number 35-2056615.

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ZP  
ET

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Chicago Title Insurance Company

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

In WITNESS WHEREOF, Grantor has caused this deed to be executed this 6th day of June, 2005.

GALLERIA REALTY CORPORATION

BY: 

Victor J. DiMaggio, V.P.  
(Printed Name and Office)

STATE OF INDIANA

COUNTY OF LAKE

Document is  
NOT OFFICIAL!

Before me, a Notary Public in and for said County and State, personally appeared Victor J. DiMaggio III, the Vice President of GALLERIA REALTY CORPORATION, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations there contained are true.

Witness my hand and Notary Seal this 6<sup>th</sup> day of June, 2005.

My Commission Expires: 1-15-08

Signature



Resident of Lake County

Printed:

Stacey Eisenhutt

Notary Public

This instrument was prepared by DAVID K. RANICH, Attorney at Law, 900 Ridge Road, Munster, Indiana, 46321

Mail to:

~~Galleria Realty Corporation~~

~~216 W. Jackson Blvd., Suite 925~~

~~Chicago, IL 60606~~

549 Superior Ave

Calumet City, IL 60409

