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1033 Skokie Blvd., Suite 250
Northbrook, Illinois 60062

After Recording Return To:
Rossi Realty
c/o Brian Rossi
1112 Indianapolis Blvd, Suite 12
Scherverville, Indiana 46375

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 050506

2005 JUN 20 AM 10:20

MICHAEL A. BROWN
RECORDER

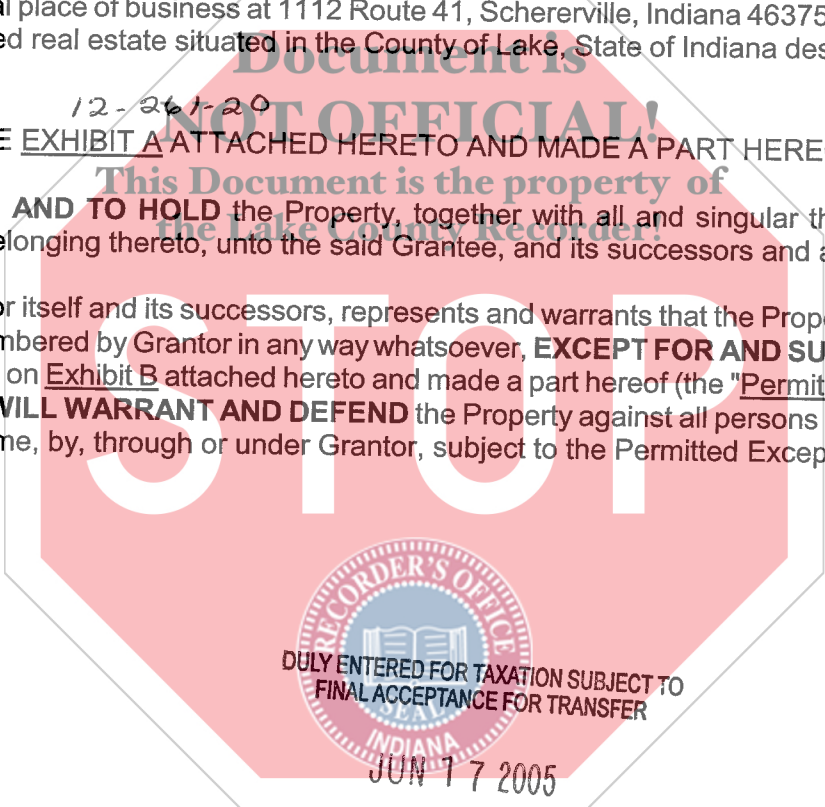
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **V3 LAKE HILLS, L.L.C.**, a Delaware limited liability company ("Grantor"), having its principal place of business at 7325 Janes Avenue, Suite 100, Woodridge, Illinois 60517, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **ROSSI REALTY**, an Indiana corporation, (AGrantee), having its principal place of business at 1112 Route 41, Scherverville, Indiana 46375, all interest in the following described real estate situated in the County of Lake, State of Indiana described as follows (the AProperty):

12-261-20
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.



STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, V3 LAKE HILLS, L.L.C., a Delaware limited liability company, has caused this Special Warranty Deed to be executed as of the 10th day of June, 2005.

V3 LAKE HILLS, L.L.C.,
a Delaware limited liability company

By: V3 Realty Company, L.L.C., an Illinois limited liability company, its manager

By: V3 Realty Management Corp., its manager

By: *Keith A. Blais*
Keith A. Blais, Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.L.C., an Illinois limited liability company, which in turn is the manager of V3 LAKE HILLS, L.L.C., a Delaware limited liability company, and personally 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 as such he signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of V3 Realty Management Corp., as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of June, 2005.

Jodi S. Rena
Notary Public

My commission expires: 5-13-07



Mail subsequent tax bills to:
Rossi Realty
c/o Brian Rossi
1112 Indianapolis Blvd, Suite 12
Scherverville, Indiana 46375

Exhibit A

Legal Description

Lots 215 of Lake Hills Resubdivision – Unit 1, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 96, Page 40, in the Office of the Recorder of Lake County, Indiana.

Key Numbers: 12-261-20.



Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY WHICH ARE NOT YET DUE AND PAYABLE
2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE, OR ANY OF THE GRANTEE'S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES
3. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF LAKE HILLS RESUBDIVISION - UNIT 1, AN ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 96 PAGE 40, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. VIOLATION THEREOF WILL NOT RESULT IN FORFEITURE OR REVERSION OF TITLE.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT, RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
5. EASEMENTS AS SET OUT IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE HILLS MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
6. ASSESSMENTS CHARGES AND EXPENSES LEVIED BY THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS, AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
7. BUILDING SETBACK REQUIREMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION.
8. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
9. EASEMENT FOR PUBLIC UTILITIES AND/OR DRAINAGE AS SHOWN ON PLAT.