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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 050579

2005 JUN 20 AM 10:34

MAIL TAX BILLS TO:

900 Parker Place, Suite B
Schererville, IN 46375

RETURN TO:
MICHAEL A. BROWN
RECORDER

REB

LIMITED LIABILITY COMPANY WARRANTY DEED

CM620051478

CHICAGO TITLE INSURANCE COMPANY

THIS INDENTURE WITNESSETH THAT 900 PLACE, LLC, an Indiana limited liability company (the "Grantor") **CONVEYS AND WARRANTS** to RICHARD E. GEARHART and CONNIE L. GEARHART, husband and wife as tenants by the entirety, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Unit "B", in 900 Parker Place Office Condominium, a Horizontal Property Regime, established under the Declaration recorded November 3, 2003, as Document No. 2003 117477, as shown in Plat Book 94, page 64, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common elements appertaining thereto.

Commonly known as: 900 Parker Place, Suite B, Schererville, IN 46375

Tax Key No.: 13-766-2

Tax Unit No.: 20

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2005, payable in 2006, and for all years thereafter.
2. Terms, provisions, covenants, easements and restrictions, in 900 Parker Place Office Condominium Declaration of Condominium (the "Declaration") recorded November 3, 2003, as Document No. 2003 117477, including, but not limited to, the duties and obligations arising from automatic membership in 900 Parker Place Office Condominium Owners Association, Inc.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 20 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

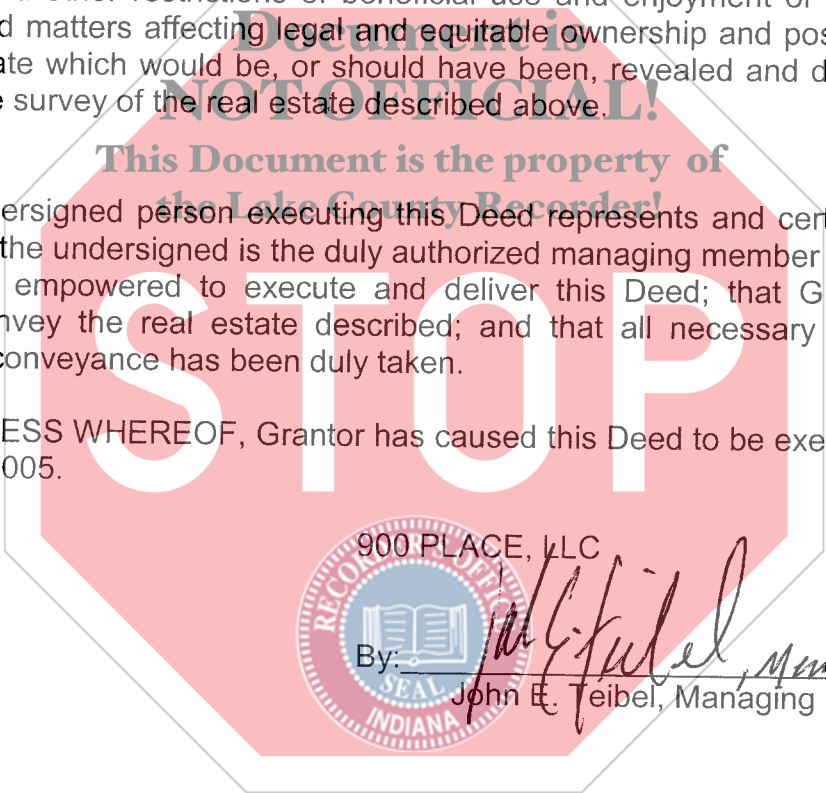
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3. Assessments for expenses levied in favor of 900 Parker Place Office Condominium Owners Association, Inc., pursuant to the Declaration, which assessments are subordinate to tax liens on the Unit in favor of any governmental assessing Unit and special district and all sums unpaid on a first mortgage of record on the Unit.
4. Grant of easement contained in the plat of Fountain Park, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 90 page 35, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
5. Easements for utilities, as shown on the plat of Fountain Park, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 90 page 35, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
6. Covenants, conditions and restrictions on Fountain Park, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 90 page 35, in the Office of the Recorder of Lake County, Indiana.
7. Building and set back lines, as shown on the plat of Fountain Park, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 90 page 35, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
8. Rights of tenants under unrecorded leases.
9. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.



The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned is the duly authorized managing member of Grantor and has been fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

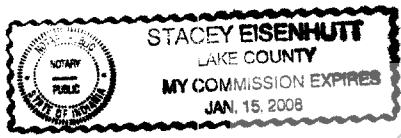
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 21st day of March, 2005.

900 PLACE, LLC
 By: *John E. Teibel*, Member
 John E. Teibel, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN E. TEIBEL, the Managing Member of 900 PLACE, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 21st day of March, 2005.



Stacey Eisenhutt

Notary Public

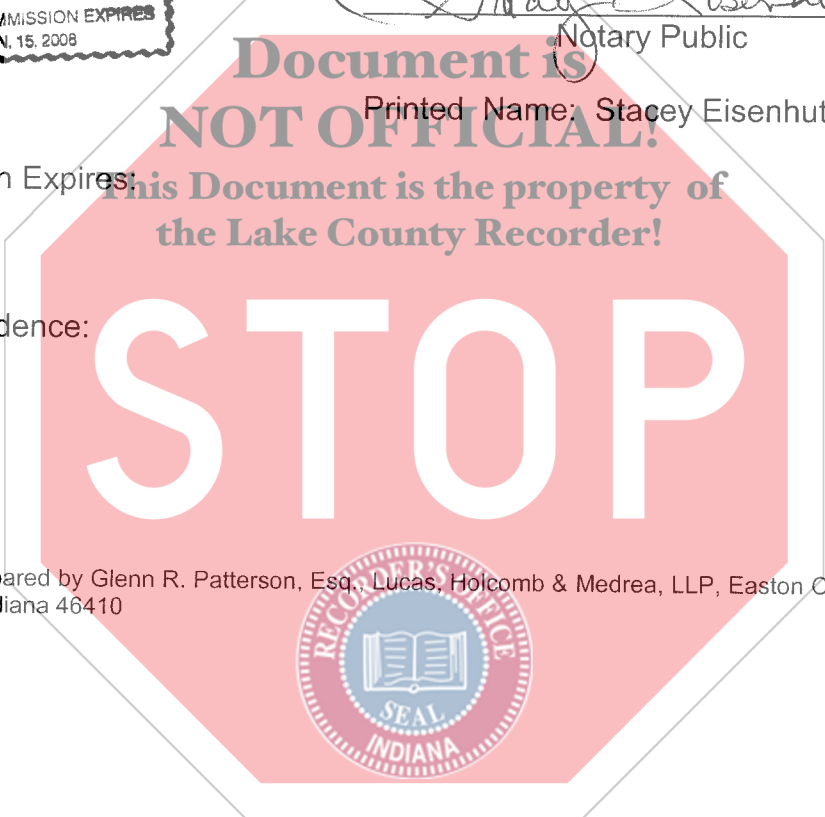
Document is
NOT OFFICIAL!
Printed Name: Stacey Eisenhutt

My Commission Expires:

01-15-08

County of Residence:

Lake



This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410