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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 051740

2005 JUN 23 10:01:00

MAIL TAX BILLS TO:
2635 - 169th STREET
HAMMOND, IN 46323
2244 45th ST
Highland, IN 46322

RETURN TO: GLENN R. PATTERSON, ESQ.
LUCAS, HOLCOMB & MEDREA, LLP
300 EAST 90TH DRIVE
MERRILLVILLE, IN 46410

LIMITED LIABILITY COMPANY WARRANTY DEED

CM 62005177

THIS INDENTURE WITNESSETH THAT I-65 PARTNERS, LLC, an Indiana limited liability company (the "Grantor") CONVEYS AND WARRANTS to VAN TIL'S REAL ESTATE, LLC, an Indiana limited liability company, 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:

Lot 11, Beacon Hill - Phase One an Addition to the City of Crown Point, Indiana, as per plat thereof recorded in Plat Book 97, page 46, in the Office of the Recorder of Lake County, Indiana.

having no commonly known street address.

~~Split from~~ Tax Key No.: ~~7-313-2~~ 23-09-0605-0011

Tax Unit No.: 23

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2005, payable in 2006, and for all years thereafter.
2. All covenants, easements, rights of way, and building lines set forth on the plat of subdivision of Beacon Hill Addition to the City of Crown Point, Indiana.

ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

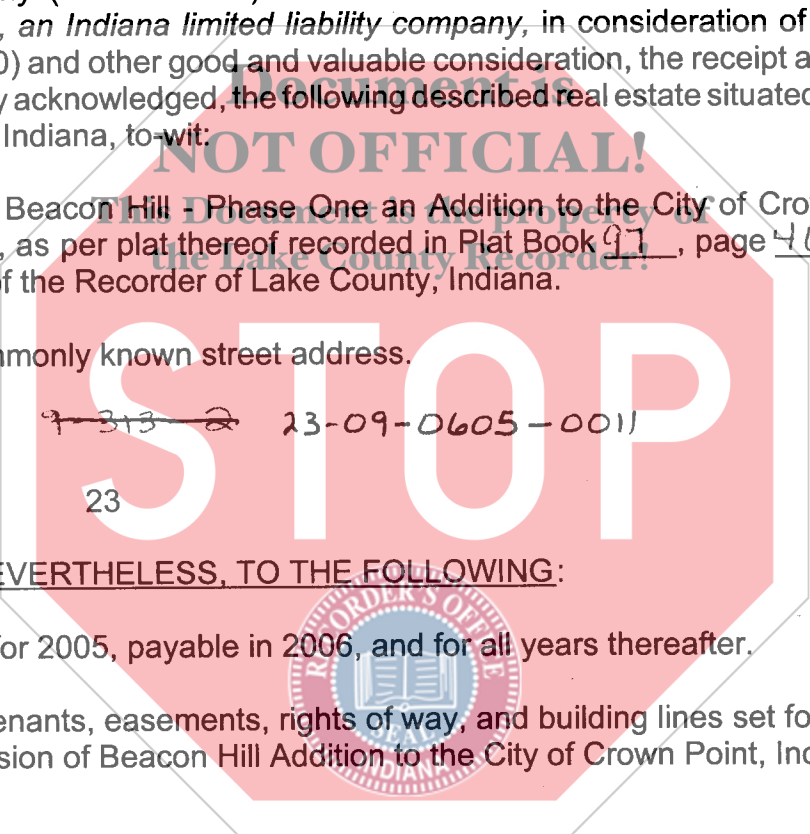
JUN 22 2005

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STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

01809

Chicago Title Insurance Company

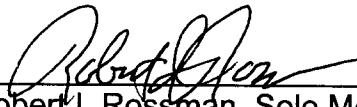


3. Beacon Hill Retail Center Declaration of Reciprocal Easements and Operating Agreements.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and 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 3rd day of June, 2005.

I-65 PARTNERS, LLC

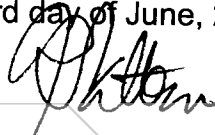
By: 
Robert I. Rossman, Sole Member and
Sole Manager



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT I. ROSSMAN, the Sole Member and Sole Manager of I-65 Partners, LLC, an Indiana limited liability company, 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 3rd day of June, 2005.



Glenn R. Patterson, Notary Public

My Commission Expires:

November 25, 2008

County of Residence:

Lake

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

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