

20054391

Send Tax Statements to:  
1407 Poplar Lane  
Munster, IN 46321

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 053038

2005 JUN 28 AM 9:45

MICHAEL A. TITMAN  
RECORDER

### WARRANTY DEED

**THIS INDENTURE WITNESSETH**, that **REAL ESTATE INNOVATIONS, L.L.C.**, an Illinois Limited Liability Company ("Grantor"), conveys and warrants to **Mark Thomas D. and Sandy L. Midgett** ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

Lot 113, in White Hawk Country Club - Phase 3, Blocks 1 and 2, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 84 page 100, in the Office of the Recorder of Lake County, Indiana.

Subject, nevertheless, to the following:

1. Taxes for the year 2003 due and payable in 2005, and all subsequent years;
2. Terms, provisions, covenants, easements, and restrictions, in the declaration of White Hawk Country Club, Unit 1, (the "Declaration") recorded October 23, 1997 as Document No. 97072092, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in the property owners association of White Hawk Country Club Subdivision, 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;
3. Building setback requirements as shown on the plat of the subdivision;
4. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision;
5. Easement for public utilities and/or drainage as shown on plat;
6. All other and all applicable building codes and zoning ordinances.

"Grantor certifies under oath that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed."

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

02095

16-  
ZP  
CT

CHICAGO TITLE INSURANCE COMPANY

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 16<sup>th</sup> day of June, 2005.

GRANTOR:  
REAL ESTATE INNOVATIONS, L.L.C.

By: George Paul Klein, Jr.  
GEORGE PAUL KLEIN, JR.  
Its Manager

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF DUPAGE    )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE PAUL KLEIN, JR, and acknowledged the execution of the foregoing Warranty Deed. Signed and sealed this 16<sup>th</sup> day of June, 2005.

Document is NOT OFFICIAL  
This Document is not proper for recording in the Lake County Recorder's Office

OFFICIAL SEAL  
ELAINE G KLEIN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 03/15/09

Notary Public Elaine G. Klein  
Printed Name: ELAINE G. KLEIN  
Commission Expires: \_\_\_\_\_  
County of Residence: Du PAGE

STOP

RECORDER'S OFFICE  
SEAL  
INDIANA

This instrument prepared by: Ken Arneson, Real Estate Innovations, L.L.C., 340 W. Butterfield Road, Suite 2D, Elmhurst, IL 60126, Telephone: (630) 530-5484..