

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 105920

2005 DEC -2 AM 9:53

CM 620055976
MAIL TAX BILLS TO:

Michael Bakrett
900 Woodlands Pkwy
Deerfield Hills, IL 60061

MICHAEL A. BROWN
RECORDER

Tax Key No. 44-54-0007-0005;
44-54-009-0006; 44-54-0009-0003

TRUSTEE'S DEED

This indenture witnesseth that **SIMON BULT** and **RUTH BULT**, as Trustees under the provisions of a trust agreement dated the 28th day of July, 1990, of Cook County, State of Illinois, convey and warrant to **THE STONEGATE DEVELOPMENT OF WINFIELD, LLC**, an Indiana limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Parcel 1: The Southwest Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana.

Parcel 2: The East Half of the Southeast Quarter of Section 17, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, excepting therefrom the following described tract:

- (a) The right-of-way of the Chicago & Erie Railroad Company, as conveyed in Deed Record 32 page 8 and in Deed Record 212 page 482.
- (b) A parcel in the Southeast corner of the East Half of the Southeast Quarter of said Section 17, described as follows: Commencing at the Southeast corner of the East Half of the Southeast Quarter of said Section; thence West 31 rods; thence North 14 rods and 4 links to the South line of said railroad right-of-way; thence Southeast along said right-of-way to the point of beginning.
- (c) That part conveyed to Stella J. Guernsey by deed dated February 17, 1919 and recorded in Deed Record 225 page 213, described as follows: Commencing at a point on the East line of the Northeast Quarter of the Southeast Quarter of said Section 17, which point is 983.5 feet South of the Northeast corner thereof; thence North to the Northeast corner of said Southeast Quarter; thence West to the Northwest corner of the Northeast Quarter of said Southeast Quarter; thence South 983.5 feet; thence East to the point of beginning, excepting however, from said excepted parcel, a strip of land 50 feet wide East and West, extending from the Southwest corner thereof North to a point 50 feet North of the Southeast corner of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 17.

Parcel 3: The 4 acres off the East side of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 17, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana.

Grantors reserve any right, title any interest they have in and to the right-of-way of the Chicago and Erie Railroad Company as conveyed in Deed Record 32, page 18 and in Deed Record 212, page 482.

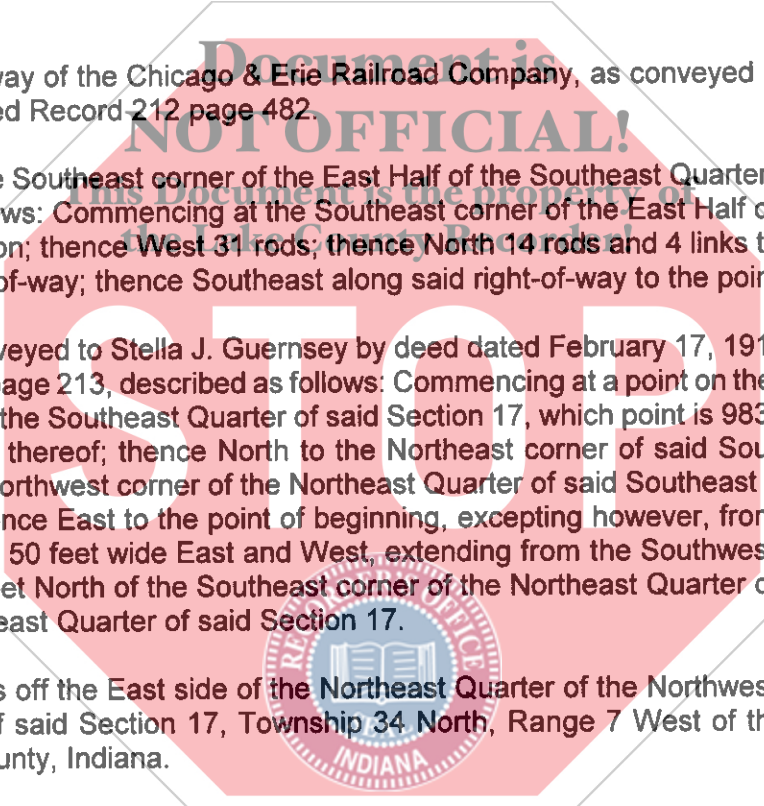
Subject To: All unpaid real estate taxes and assessments for 2004 payable in 2005, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: All rights of way for drainage tiles, ditches, feeders, laterals, railroad right of ways, switches and spur tracks, if any, and all rights therein.

Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Randolph Street along the East side of the land and within 125th Avenue along the South side of the land.

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 2 2005

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

015645

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Subject To: Easement for pipe lines in favor of the Indiana Pipe Line Company, n/k/a Buckeye Pipe Line Company, dated November 20, 1891 and recorded July 14, 1892, in Miscellaneous Record 9 page 561.

Subject to: Easement for communication lines in favor of American Telephone and Telegraph Company dated December 18, 1970 and recorded June 2, 1972 as Document No. 150893, and as amended by instrument recorded November 29, 1973 as Document No. 231095.

Subject To: Easement for communication lines in favor of American Telephone and Telegraph Company dated November 9, 1973 and recorded November 29, 1973 as Document No. 231094.

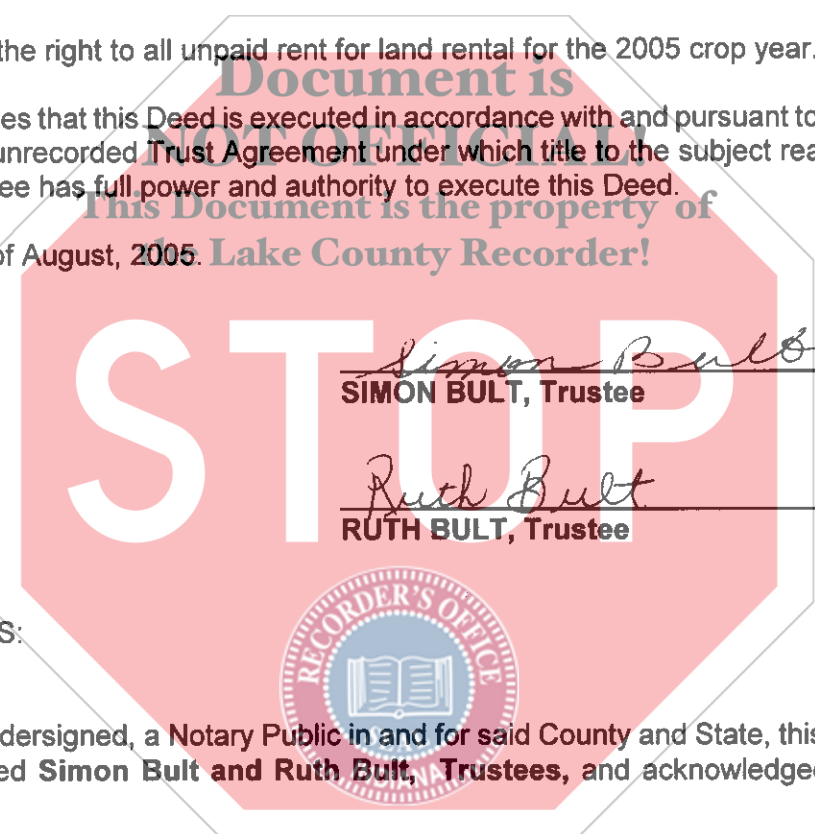
Subject To: Right of way for drainage, flow and maintenance of Stoney run Ditch together with an additional 75 foot right of way as provided by IC 36-9-27-33.

Subject To: The rights of tenant farmer pursuant to crop lease for existing crops.

Grantor reserves the right to all unpaid rent for land rental for the 2005 crop year.

The Grantor certifies that this Deed is executed in accordance with and pursuant to, the terms and provisions of the unrecorded Trust Agreement under which title to the subject real estate is held and that the Trustee has full power and authority to execute this Deed.

Dated this 16th day of August, 2005.



Simon Bult
SIMON BULT, Trustee

Ruth Bult
RUTH BULT, Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of August, 2005, personally appeared **Simon Bult and Ruth Bult, Trustees**, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Denise Kessler
Notary Public

My Commission Expires: _____
 DENISE KESSLER
 NOTARY PUBLIC STATE OF INDIANA
 ~~Putnam~~ COUNTY
County of Residence: _____
 MY COMMISSION EXP. JUNE 25, 2008



This instrument prepared by: Richard E. Anderson, #2408-45
Anderson & Ward, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892