

2006 008713

2006 FEB -3 AM 9: 58

MICHAEL A. BROWN
RECORDER

MAIL TAX BILLS TO:

RETURN TO:

4
R.R. 923 E. Joliet St.
Crown Point, IN 46307

CM620058984

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT KARL PROPERTIES, LLC, an Indiana limited liability company (the "Grantor") CONVEYS AND WARRANTS to ROSPOND & BAILEY 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 5 in Block 16 in Railroad Addition, to the Town now City of Crown Point, as per plat thereof, recorded in Miscellaneous Record "A" page 508, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 419 N. Grant St., Crown Point, IN 46307

Tax Key No.: 9-60-5

Tax Unit No.: 23

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2006, payable in 2007, and for all years thereafter.
2. Mortgage from Karl Properties, LLC, an Indiana limited liability company, to Regional Development Company f/k/a Northwest Indiana Regional Development Company, in the principal amount of \$182,000.00, dated January 21, 2005, and recorded January 27, 2005, as Document No. 2005 006424. Said mortgage was assigned to the US Small Business Administration, by assignment dated January 21, 2005, and recorded January 27, 2005, as Document No. 2005 006425.

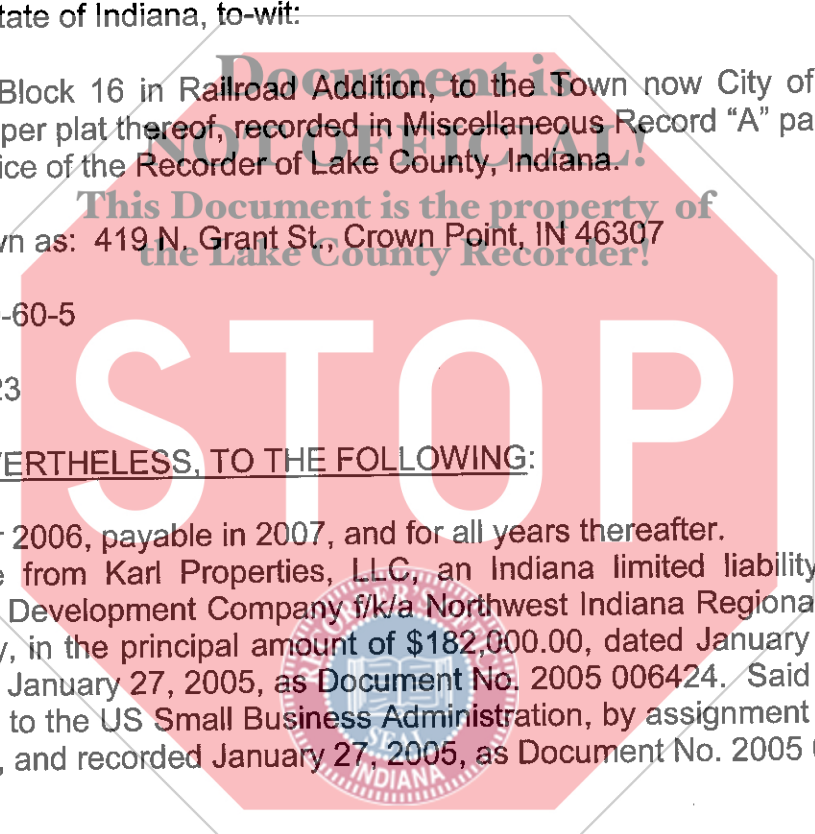
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 03 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

002315

Chicago Title Insurance Company



20-
ZP
CT

D

3. Lease by and between Karl Properties, LLC, Lessor(s), and Kelly O'Lou's Irish Pub & Grill, Inc., Lessee(s), dated March 1, 2004, as evidenced by a Memorandum of Lease dated January 21, 2005, and recorded January 27, 2005, as Document No. 2005 006426.
4. Assignment of Leases and Rents with Lessee's Consent to Assignment of Lease, dated January 21, 2005, and recorded January 27, 2005, as Document No. 2005 006427.
5. Collateral Assignment of Interest in Real Estate Lease dated January 21, 2005, and recorded February 8, 2005, as Document No. 2005 009180.
6. Security Interest of U.S. Small Business Administration, secured party, as set forth on a UCC Financing Statement from Karl Properties, LLC, debtor(s), and filed on January 28, 2005, as Document No. 2005 000073.
7. Rights of tenants under unrecorded leases.
8. 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 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 30th day of January, 2006.

KARL PROPERTIES, LLC

By: _____

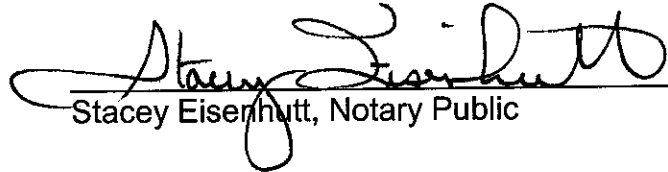
Kelly A. Ryan, Member



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

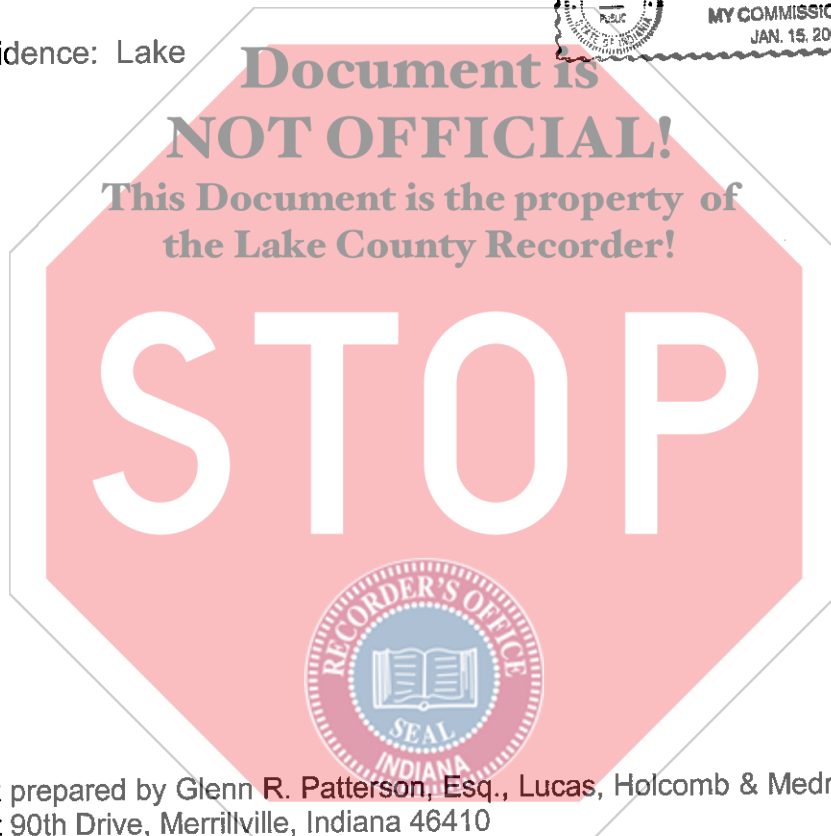
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KELLY A. RYAN, Member, of KARL PROPERTIES, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 30th day of January, 2006.


Stacey Eisenhutt, Notary Public

My Commission Expires: January 15, 2008

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

DECLARATION

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

Prepared for recording by
Chicago Title Insurance Company

By: 
Signature

Stacey Prigge, Assistant Vice President
Printed Name of Declarant