

2006 009432

2006 FEB -6 PM 3: 12

MICHAEL A. BROWN  
RECORDER

SPECIAL WARRANTY DEED

3

THIS INDENTURE WITNESSETH, That LV Associates, LLC ("Grantor"), a limited liability company organized and existing under the laws of the State of Indiana of Dubois County, State of Indiana CONVEYS TO 3820 Ridge Road, LLC ("Grantee"), a limited liability company organized and existing under the laws of the State of Illinois, of Champaign, State of Illinois, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 3 to 8, both inclusive, Block 7, Park Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, page 32, in Lake County, Indiana, *1705 E. Columbus Dr., East Chicago, IN*

subject to real estate taxes due and payable in May of 2006, and thereafter, which Grantee assumes and agrees to pay, and subject to all roadways, easements, restrictions, taxes and other encumbrances of record.

Grantor only warrants to Grantee that the title to the real estate is free and clear from any and all liens, encumbrances, or claims of every description imposed by Grantor or suffered to accrue by Grantor, except for the hereinabove-mentioned lien of current taxes.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are the duly elected representatives of Grantor and have been fully empowered, by proper resolution, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that all necessary action for the making of such conveyance has been taken and done; and that Grantor is not dissolved and is a going concern.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9<sup>th</sup> day of December, 2005.

LV Associates, LLC

By *Robert L. Ruckriegel*  
Robert L. Ruckriegel, Member

By *Lovella Ruckriegel*  
Lovella Ruckriegel, Member

STATE OF INDIANA, COUNTY OF DUBOIS, SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert L. Ruckriegel and Lovella Ruckriegel, Members of LV Associates, LLC who acknowledged the execution of the foregoing for and on behalf of

DUPLY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR


*18-20*  
*OK. 1529*  
*00558*

said limited liability company.

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of December, 2005.

My Commission Expires:

3/30/09

  
Larry C. Freyberger  
Notary Public

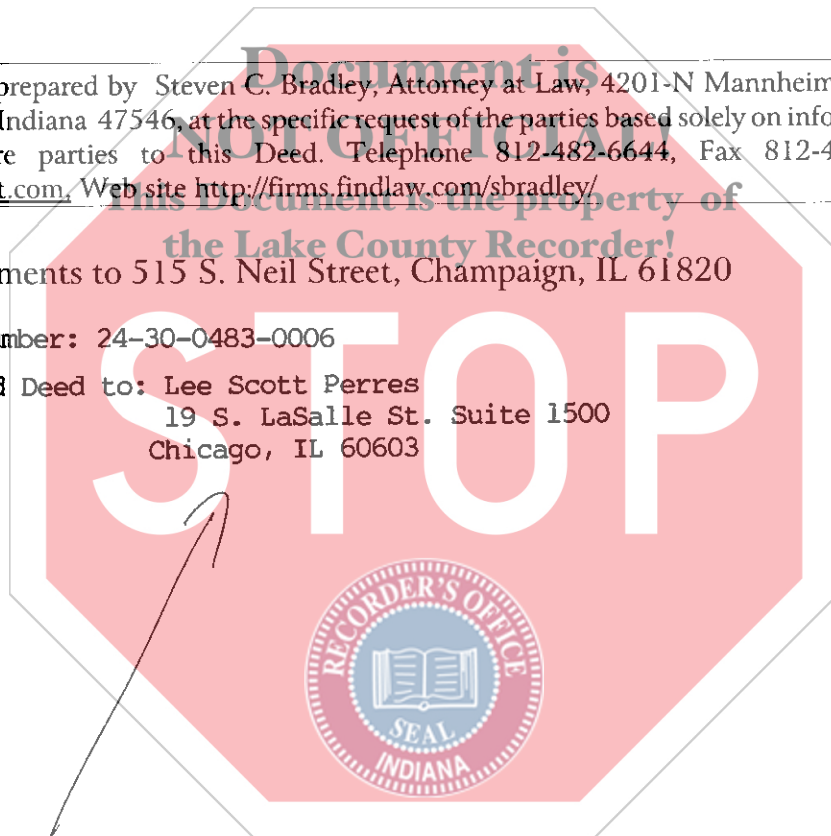
Residing in Dubois County

This instrument prepared by Steven C. Bradley, Attorney at Law, 4201-N Mannheim Road, Der Buro Komplex, Jasper, Indiana 47546, at the specific request of the parties based solely on information supplied by one or more parties to this Deed. Telephone 812-482-6644, Fax 812-482-6460, Email [jasperlaw@fullnet.com](mailto:jasperlaw@fullnet.com), Web site <http://firms.findlaw.com/sbradley/>

Send tax statements to 515 S. Neil Street, Champaign, IL 61820

Property Number: 24-30-0483-0006

Mail Recorded Deed to: Lee Scott Perres  
19 S. LaSalle St. Suite 1500  
Chicago, IL 60603



Prescribed by the  
State Board of Accounts  
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the 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 number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

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



*Lee Scott Perres*  
\_\_\_\_\_  
Signature of Declarant  
*Lee Scott Perres*  
\_\_\_\_\_  
Printed Name of Declarant