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After Recording Return To:
Rossi Realty, Ltd.
c/o Brian Rossi
11112 Indianapolis Boulevard
Schererville, Indiana 46375

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 054213

2006 JUN 26 AM 9:28

MICHAEL A. BROWN
RECORDER

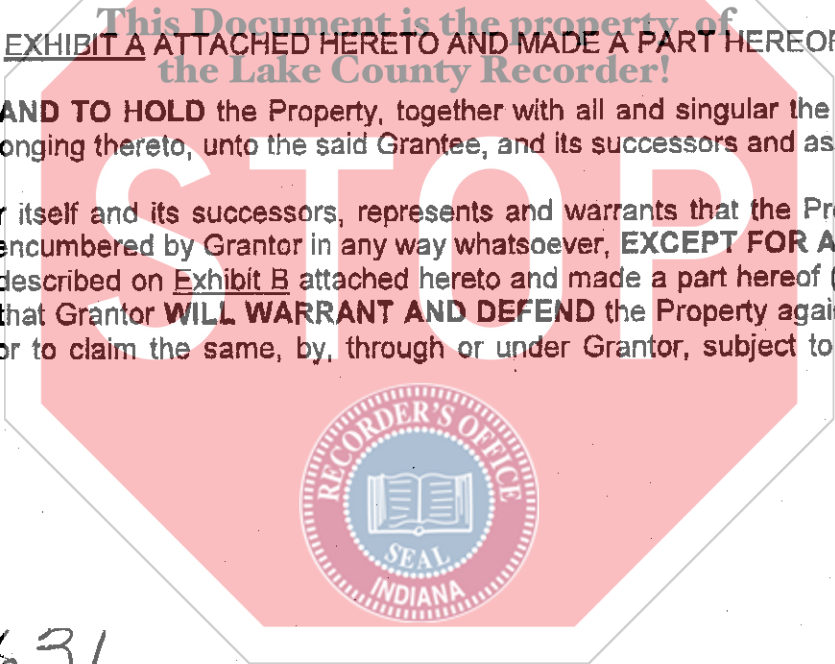
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that V3 LAKE HILLS, L.L.C., a Delaware limited liability company ("Grantor"), having its principal place of business at 7325 Janes Avenue, Suite 100, Woodridge, Illinois 60517, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to ROSSI REALTY, LTD., an Indiana corporation, ("Grantee"), having its principal place of business at 11112 Indianapolis Boulevard, Schererville, Indiana 46375, all interest in the following described real estate situated in the County of Lake, State of Indiana described as follows (the "Property").

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.



TICOR CP
920064631

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 23 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, V3 LAKE HILLS, L.L.C., a Delaware limited liability company, has caused this Special Warranty Deed to be executed as of the 20 day of June, 2006.

V3 LAKE HILLS, L.L.C.,
a Delaware limited liability company

By: V3 Realty Company, L.L.C., an Illinois limited liability company, its manager

By: V3 Realty Management Corp., its manager

By: 
Keith A. Blais, Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

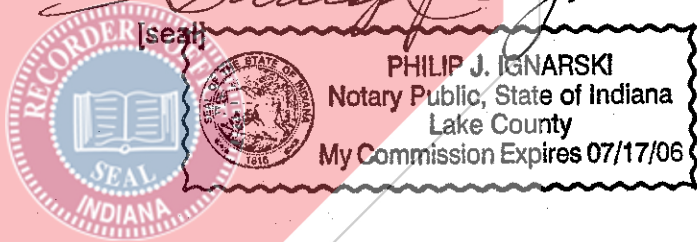
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.L.C., an Illinois limited liability company, which in turn is the manager of V3 LAKE HILLS, L.L.C., a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of V3 Realty Management Corp., as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of June, 2006.

Notary Public



My commission expires:



Mail subsequent tax bills to:
Rossi Realty, Ltd.
c/o Brian Rossi
11112 Indianapolis Boulevard
Schererville, Indiana 46375

Exhibit A

Legal Description

Lot 40 in Lake Hills Resubdivision – Unit 3, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 98, Page 19, in the Office of the Recorder of Lake County, Indiana.

Key Numbers: 12-275-12



Exhibit B
Permitted Exceptions

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY WHICH ARE NOT YET DUE AND PAYABLE
2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE, OR ANY OF THE GRANTEE'S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES
3. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF LAKE HILLS RESUBDIVISION - UNIT 3, AN ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 98 PAGE 19, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. VIOLATION THEREOF WILL NOT RESULT IN FORFEITURE OR REVERSION OF TITLE.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT, RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062, AND AMENDED BY SECOND ADDENDUM TO DECLARATION RECORDED JANUARY 12, 2005 AS DOCUMENT NO. 2005 002210, 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.
5. EASEMENTS AS SET OUT IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE HILLS MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
6. ASSESSMENTS CHARGES AND EXPENSES LEVIED BY THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
7. BUILDING LINE OVER THE EASTERLY 40 FEET (MAXIMUM) AND THE EASTERLY 25 FEET (MINIMUM) OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
8. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
9. EASEMENT FOR UTILITIES AFFECTING THE EASTERLY 12 FEET, THE EAST 12 FEET OF THE WEST 27 FEET, AND A 15 FOOT STRIP IN THE NORTHWEST PORTION AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

- 10. CONSERVATION EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.

