

020067020 LD

WARRANTY DEED  
Indiana Statutory  
LLC to Individual

✓

THE GRANTOR, BLB ST. JOHN, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Indiana, of the Town of St. John, County of Lake, State of Indiana, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to: CLIFFORD C. BERMINGHAM and AMY L. BERMINGHAM, Husband and Wife, 513 Birch Drive, Glenwood, Illinois 60425, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 30 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2006 105704

SEE LEGAL DESCRIPTION ATTACHED HERETO

GT NWL

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

KEY NO. 52-123-75  
PROPERTY ADDRESS: 10393 Redwood Drive, St. John, Indiana 46373

DATED this twenty-second (22nd) day of November, 2006.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this twenty-second (22nd) day of November, 2006.

BLB, ST. JOHN, LLC

BY

*[Signature]*  
D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC.

STATE OF ILLINOIS, COUNTY OF WILL SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC, personally known to me to be the Manager of said 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 Manager he signed, sealed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this twenty-second (22nd) day of November, 2006.

Commission expires 6/7/08

*[Signature]*  
NOTARY PUBLIC

"OFFICIAL SEAL"  
MARGARET HARMS  
Notary Public, State of Illinois  
My Commission Expires 6/7/2008

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CT  
20-

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: MR. and MRS. CLIFFORD BERMINGHAM, 10393 Redwood Drive, St. John, Indiana 46373  
MAIL TO: MR. and MRS. CLIFFORD BERMINGHAM, 10393 Redwood Drive, St. John, Indiana 46373

CTIC Has made an accomodation  
recording of the instrument.

024673

Chicago Title Insurance Company

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2006 DEC - 11 10:55  
MICHAEL J. BROWN  
RECORDER

**LEGAL DESCRIPTION**  
**10393 Redwood Drive**  
**St. John, IN 46373**

LOT 374: PART OF LOT "W" IN THE GATES OF ST. JOHN, UNIT 5, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2006 IN PLAT BOOK 99 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 32 DEGREES 32 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, 53.88 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 29 DEGREES 39 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, 58.98 FEET; THENCE NORTH 61 DEGREES 47 MINUTES 30 SECONDS WEST, 140.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1310.00 FEET, HAVING A CHORD BEARING OF NORTH 29 DEGREES 39 MINUTES 09 SECONDS EAST, 66.04 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 12 SECONDS EAST, 140.00 FEET TO THE PLACE OF BEGINNING.

**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.

Signature

Printed Name of Declarant

