STATE OF INDIAHA
LAKE COUNTY
FILED FOR RECORD

2006 DEC -1, AM 10: 06

2006 106221

MICHAEL A. BROWN BECORDER

(i)

SPECIAL WARRANTY DEED

26104:46914

THIS INDENTURE WITNESSETH, That WELLS FARGO BANK, N.A., AS TRUSTEE (Grantor) CONVEYS AND SPECIALLY WARRANTS to KERUSSO KONSTRUCTION KOMPANY, LLC (Grantee), for the sum of Ten and No/100---Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The South 14 feet of Lot 5, all of Lot 6, and the North 4 feet of Lot 7, in Block 8, in McKay's Addition to the Town of Gary, as shown in Plat Book 6, page 25, in the Office of the Recorder of Lake County, Indiana.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time in respect to this conveyance.

Subject to real estate property taxes for the second half of 2005, due and payable in November, 2006 and subject to real estate property taxes payable thereafter. Taxing Unit: Gary-Calumet Township. Property ID: 25-46-0063-0006.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 1620 Georgia Street,
Gary, Indiana 46404.

Grantees' Post office mailing address is 2931 Jeweth Highland, Zd. 46322
Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor covenants that it is seized and possessed and land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of represent(s) and certifies/certify that she/he/they is/are (a) duly elected officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

Investors Titlecorp 8910 Purdue Rd., Ste. 150 Indianapolis, IN 46268

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The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of

record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other that liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and any conditions that would be revealed by a physical inspection and survey of the Property



	IN WITNESS WHEREOF, Grantor has		day of
	GRANTOR:		
	WELLS FARGO BANK, N.A., AS TRUSTEE	1 0.0	
	Ву	By lell mender	
	Signature Title	signature Jess Szyme,	ndera UP
	Ву	By	Title
	Signature Title	Signature	ritie
	STATE OF)	SS:	
	county of wake)		
	Before me, a Notary Public in and for said County and State, persona appeared Jeff Szymandom Curry en, the Vice President		
and the respectively, of and for and on behalf of WELLS FARGO BANK, N.A., AS TRUSTE who acknowledged the execution of the foregoing Deed for and on behalf of sa Grantor, and who, having been duly sworn, stated that any representations there			· · · · · · · · · · · · · · · · · · ·
			TRUSTEE,
			all of salu ons therein
	contained are true.	Recorder!	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	in) day of the . I	. (2006
	Witness my hand and Notarial Seal th	is day of Novemb	<u>محم</u> , 2000.
	My Commission Expires: Sig	gnature Mae Han	uffer
	MAE HARRINGTON	nted	
	Weite County, North Gerdina	Notary Public	
My Commission State of		Otata of	
	Residing inCounty	, State of	_·
	Return deed to: POST OFFICE ADDRESS OF THE GRANTEE Prepared from Investors Titlecorp File No.: 26104469H. I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name:		
	This instrument was prepared by JEFFREY R.	SLAUGHTER, Attorney at Law,104	10 East 86th
1	Street, Suite 42A, Indianapolis, Indiana 46240-18	529 / Telephone (317) 544-5355.	

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