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**WARRANTY DEED**  
Indiana Statutory  
LLC to Individual

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 DEC -5 AM 9:31

MICHAEL A. BROWN  
RECORDER

2006 106730

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: **GERARDO GARZA and LUPE GARZA, Husband and Wife**, P.O. Box 457, St. John, Indiana, 46373, 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

DEC - 4 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

SEE LEGAL DESCRIPTION ATTACHED HERETO

6200 67027

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. 52-123-11

PROPERTY ADDRESS: 8955 Birch Lane, St. John, Indiana 46373

DATED this twenty-ninth (29th) 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-ninth (29th) 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-ninth (29<sup>th</sup>) day of November, 2006.

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

Commission expires

6/7/08

*[Signature]*  
NOTARY PUBLIC

#18  
CT  
Cm

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: MR. and MRS. GERARDO GARZA, 8955 Birch Lane, St. John, Indiana 46373  
MAIL TO: MR. FRED BECKER, Attorney at Law, 136 Pulaski Road, Calumet City, Illinois 60409

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
Barbara Megguler

025096

CHICAGO TITLE INSURANCE COMPANY

No: 620067027

### LEGAL DESCRIPTION

Tract 310: Part of Lot "C" 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 Southwest corner of said Lot; thence South 84 degrees 43 minutes 17 seconds East, along the South line of said Lot, 72.40 feet to the place of beginning; thence North 11 degrees 17 minutes 46 seconds East, 165.17 feet to the North line of said Lot; thence South 78 degrees 42 minutes 14 seconds East, along the said North line, 62.00 feet; thence South 11 degrees 17 minutes 46 seconds West, 158.63 feet to the South line of said Lot; thence North 84 degrees 43 minutes 17 seconds West, 62.34 feet to the place of beginning.

