

81144

WARRANTY DEED  
Indiana Statutory  
Corporation to LLC

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 109189

2006 DEC 13 AM 9:33

MICHAEL A. BROWN  
RECORDER

2 THE GRANTOR, THE GATES OF ST. JOHN HOMEOWNER'S ASSOCIATION, INC., a Not for Profit Corporation 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 Board of Directors of said corporation, CONVEYS and WARRANTS to 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, 3500 Union Avenue, Steger, Illinois, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

Chicago Title Insurance Company

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1411 IN THE PLAT OF CORRECTION OF THE GATES OF ST. JOHN UNIT 5 PER PLAT BOOK 100 PAGE 49 RECORDED OCTOBER 16, 2006 AS DOCUMENT NUMBER 2006 090272 IN THE OFFICE OF THE RECORDER; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST 7.34 FEET; THENCE SOUTH 26 DEGREES 18 MINUTES 23 SECONDS WEST 215.04 FEET TO A NON TANGENT CURVE; THENCE NORTHWEST ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET, HAVE A CHORD BEARING OF NORTH 63 DEGREES 56 MINUTES 22 SECONDS WEST, 4.81 FEET TO THE WESTERN MOST CORNER OF LOT 1411; THENCE NORTH 25 DEGREES 48 MINUTES 53 SECONDS EAST, 211.92 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.0280 ACRES, MORE OR LESS. AND ALSO

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF LOT 1403 IN THE PLAT OF CORRECTION OF THE GATES OF ST. JOHN UNIT 5 PER PLAT BOOK 100 PAGE 49 RECORDED OCTOBER 16, 2006 AS DOCUMENT NUMBER 2006 090272 IN THE OFFICE OF THE RECORDER; THENCE SOUTHEAST ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET, HAVING A CHORD BEARING OF SOUTH 61 DEGREES 28 MINUTES 04 SECONDS EAST, 6.39 FEET; THENCE SOUTH 28 DEGREES 53 MINUTES 55 SECONDS WEST 139.57 FEET; THENCE NORTH 66 DEGREES 51 MINUTES 13 SECONDS WEST, 4.63 FEET; THENCE NORTH 28 DEGREES 09 MINUTES 58 SECONDS EAST, 140.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.0176 ACRES, MORE OR LESS.

UNIT: 40

KEY NOS. 52-126-1 TO 53

PROPERTY ADDRESS: PART OF LOTS 1411 AND 1403, UNIT 5, THE GATES OF ST. JOHN SUBDIVISION, ST. JOHN, IN

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.

DATED this sixth (6<sup>th</sup>) day of December, 2006.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this sixth (6<sup>th</sup>) day of December, 2006.

THE GATES OF ST. JOHN HOMEOWNER'S ASSOCIATION, INC.

BY: [Signature]  
President

PEGGY KONINGA KATONA  
LAKE COUNTY AUDITOR

ATTEST: [Signature]  
Secretary

026689

CTIC Has made an accomodation recording of the instrument.

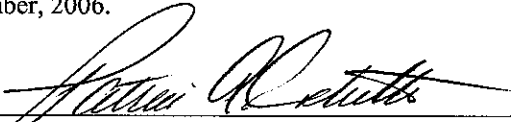
18-  
LP  
CT

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, personally known to me to be the President and Secretary of The Gates of St. John Homeowner's Association, Inc. 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 President and Secretary he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this sixth (6<sup>th</sup>) day of December, 2006.

Commission expires: \_\_\_\_\_



  
\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: BLB ST. JOHN, LLC, 3500 Union Avenue, Steger, IL 60475  
MAIL TO: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430



I, the undersigned, affirm under the penalties from perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. \_\_\_\_\_ ANTHONY G. CATULLO

