

WARRANTY DEED  
Indiana Statutory  
LLC to Individual

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 DEC 15 AM 9:33

MICHAEL A. BROWN  
RECORDER

Chicago Title Insurance Company

620067022LD 2006 110145  
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: SHAUN P. BROUWER and JAMIE L. BROUWER, Husband and Wife, 161 Ridgewood Lane, Dyer, Indiana 46311, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

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. 52-123-12

PROPERTY ADDRESS: 8975 Birch Lane, St. John, Indiana 46373

DATED this eleventh (11th) day of December, 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 eleventh (11th) day of December, 2006.

Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder.  
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 14 2006

BLB, ST. JOHN, LLC

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

BY:

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 eleventh (11<sup>th</sup>) day of December, 2006.

Commission expires

6/7/08

Margaret Harms  
NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: MR. and MRS. SHAUN BROUWER, 8975 Birch Lane, St. John, Indiana 46373  
MAIL TO: MR. and MRS. SHAUN BROUWER, 8975 Birch Lane, St. John, Indiana 46373

26113519 Hwy Ct

026854

18-  
CT  
JD-

**LEGAL DESCRIPTION FOR THE PROPERTY LOCATED AT**  
**8975 BIRCH LANE, ST. JOHN, INDIANA 46373**

TRACT 311: 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 11 DEGREES 17 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 168.89 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF NORTH 87 DEGREES 56 MINUTES 37 SECONDS EAST, 7.40 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF SOUTH 87 DEGREES 08 MINUTES 50 SECONDS EAST, 14.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78 DEGREES 42 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT, 50.28 FEET; THENCE SOUTH 11 DEGREES 17 MINUTES 46 SECONDS WEST, 165.17 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 84 DEGREES 43 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 72.40 FEET TO THE PLACE OF BEGINNING.

