

Chicago Title Insurance Company

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WARRANTY DEED
Indiana Statutory
LLC to Individual

62006 2023 LD
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: **CHRISTOPHER B. MANNINO and SARA K. MANNINO, Husband and Wife**, 752 Doublejack Street, Bourbonnais, Illinois 60914, 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. 52-123-68
PROPERTY ADDRESS: 10436 Adler Cove, St. John, Indiana 46373

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

DATED this twelfth (12th) 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 twelfth (12th) day of December, 2006.

BLB, ST. JOHN, LLC

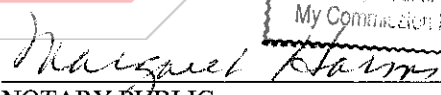
BY:


D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC.

STATE OF INDIANA, COUNTY OF LAKE 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 twelfth (12th) day of December, 2006.

Commission expires 4/7/08


NOTARY PUBLIC

"OFFICIAL SEAL"
NOTARY PUBLIC
Notary Public, State of Illinois
My Commission Expires 07/2008

\$18
CT

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430
SEND TAX BILLS TO: MR. and MRS. CHRISTOPHER MANNINO, 10436 Adler Cove, St. John, Indiana 46373
MAIL TO: MR. and MRS. CHRISTOPHER MANNINO, 10436 Adler Cove, St. John, Indiana 46373

025546

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 DEC 19 AM 9:20

MICHAEL A. BROWN
RECORDER

2006 110948

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 18 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CTHW

LEGAL DESCRIPTION

**10436 Adler Cove
St. John, IN 46373**

TRACT 367: PART OF LOT "U" 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 THERE 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 NORTH 14 DEGREES 40 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 79.40 FEET; THENCE NORTH 18 DEGREES 05 MINUTES 56 SECONDS EAST, ALONG SAID WEST LINE, 9.21 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 18 DEGREES 05 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 49.77 FEET; THENCE NORTH 20 DEGREES 59 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 16.76 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, 139.70 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1030.00 FEET, HAVING A CHORD BEARING OF SOUTH 18 DEGREES 44 MINUTES 05 SECONDS WEST, 58.57 FEET; THENCE NORTH 72 DEGREES 53 MINUTES 40 SECONDS WEST, 139.80 FEET TO THE PLACE OF BEGINNING.

**Document is
NOT OFFICIAL!**

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

