

3.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 112336

2006 DEC 26 AM 9:12

Mail Tax Bills To:

MICHAEL A. BROWN  
RECORDER

Ryan L. and Nancy Regnerus  
18740 Oak Avenue  
Lansing, Illinois 60438

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

Prepared By and After Recording Mail to:

DEC 21 2006

Todd M. Van Baren, Esq.  
Hoogendoorn & Talbot LLP  
122 South Michigan Avenue, Suite 1220  
Chicago, Illinois 60603

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**SPECIAL WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS, that VAN 3 LLC, an Indiana limited liability company, does hereby CONVEY AND WARRANT unto Ryan L. Regnerus and Nancy Regnerus, husband and wife, as joint tenants with rights of survivorship, whose address is 18740 Oak Avenue, Lansing, Illinois 60438, all of its interest in following described premises situated in the County of Lake, State of Indiana:

See Exhibit A attached hereto and made a part hereof for the legal description

TO HAVE AND TO HOLD the said premises for the benefit of Grantee forever for the consideration of Ten and 00/100 Dollars and other good and valuable consideration.

AND GRANTOR does hereby covenant and agree that it will warrant and defend title from and against all persons lawfully claiming by, through or under it, but not otherwise, subject to:

- (a) General and special real estate taxes not yet due and payable;
- (b) Roads, highways and ditches;
- (c) Easements, covenants, conditions and restrictions, and rights of way of record;
- (d) Zoning and building regulations, ordinances and requirements and any other laws, regulations or ordinances affecting the property or its use adopted by any authority having jurisdiction over the property and the use thereof;
- (e) Such state of facts as may be discovered or shown by a current physical inspection and survey of the property;
- (f) Any exceptions to title caused by Grantee, its agents, representatives, officers, directors, partners or employees, or anyone claiming by, through or under Grantee;
- (g) easements, roadways and other matter set forth on the Plat of Subdivision of Winding Creek Estates-Unit 2.

#20  
TI  
CA

Tax #: Unit No. 30, Key No. 24-13-1 (Part of) *New Key# 30-24-258-2*

Common address: Vacant lot off of Austin Street, Lake County, Indiana.

**026095**

**TICOR CP 920065936**

IN WITNESS WHEREOF, the undersigned has caused his name to be signed to this instrument as of the date set forth below.

Dated this 18th day of December, 2006

VAN 3 LLC, an Indiana limited liability company

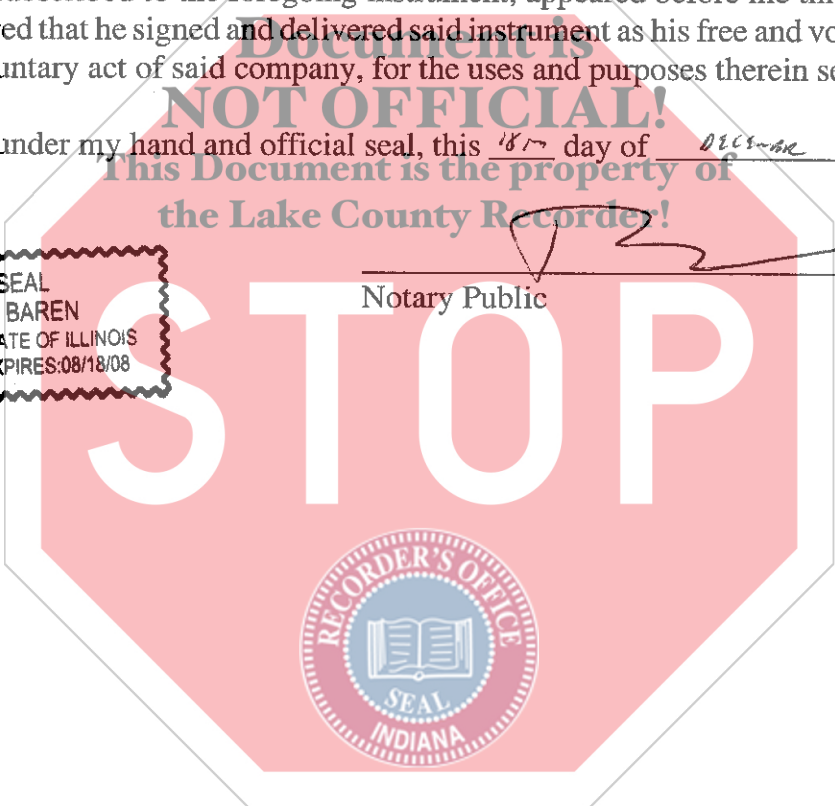
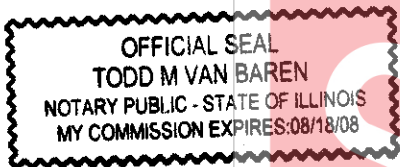
By: [Signature]  
Print Name: TIM VAN BAREN  
Its: Member

State of IL )  
  ) SS:  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT TIM VAN BAREN, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of December, 2006.

[Signature]  
Notary Public



**EXHIBIT A**

Lot 73 in Winding Creek Estates - Unit 2, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 99, page 62 in the Office of the Recorder of Lake County, Indiana.

