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MAIL TAX BILLS TO:

1963 E. 69th Ave.
Merrillville, In 46410

Tax Key No. 44-54-0067-0011

MICHELLE L. STOWE
RECORDER

WARRANTY DEED

This indenture witnesseth that **CARLISLE REAL ESTATE, LLC**, an Indiana limited liability company, organized and existing under the laws of the State of Indiana, of Lake County, State of Indiana, conveys and warrants to **DAVID J. HOVANEC**, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Chicago Title Insurance Company

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA, ALSO BEING A PART OF PARCEL "B" OF THE COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 25, AND CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 86, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 440.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 50.00 FEET TO THE NORTHEAST CORNER OF LOT B1-18, COUNTRY COMMONS PLANNED BUSINESS CENTER, RECORDED IN SURVEY RECORD BOOK 9, PAGE 17, IN SAID RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 250.00 FEET TO THE NORTHWEST CORNER OF SAID LOT B1-18; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 190.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 108TH AVENUE, (PER THE RECORDED PLAT OF COUNTRY COMMONS, 2ND ADDITION, RECORDED IN PLAT BOOK 80, PAGE 33, IN SAID RECORDER'S OFFICE), SAID LINE BEING THE NORTH LINE OF SAID PARCEL "B"; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 250.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 190.02 FEET ALONG THE WEST RIGHT-OF-WAY OF RANDOLPH STREET (PER SAID COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN) TO THE POINT OF BEGINNING, BEING ALSO KNOWN AS PARCEL B1-19.

Commonly known as 7955 108TH Avenue, Crown Point, Indiana 46307

Subject To: All unpaid real estate taxes and assessments for 2005 payable in 2006, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Building lines and easements as shown on the recorded plat of said Country Commons Planned Business Center recorded August 16, 1996 as Document No. 96055244 and amended by Plat of Correction recorded April 25, 1999 as Document No. 99035274.

Subject To: Grant of Drainage and Utility Easement dated August 27, 1998 and recorded August 27, 1998 as Document No. 98067731, made by Lake County Trust Company, as trustee under Trust No. 4800 to the Town of Winfield, its successors and/or assigns granting a drainage easement for the installation of pipes, catch basins or swales.

Subject To: Terms and provisions of an Agreement for Grant of Mutual Reciprocal Cross Access Easements and Drainage Easement dated May 15, 2000 and recorded May 30, 2000 as Document No. 2000 037537 made by Lake County Trust Company, as Trustee under Trust Agreement.

Subject To: Terms and provisions of an Agreement for Grant of Mutual Reciprocal Cross Access

ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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Easements dated May 15, 2000 and recorded May 30, 2000 as Document No. 2000 037538, made by Lake County Trust Company as Trustee under Trust Agreement known as Trust No. 4800.

Subject To: Covenants, conditions and restrictions contained in the plat of Country Commons Planned Business Center Zoning Plan, recorded August 16, 1996, as Document No. 96055244, and as amended by First Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easements Document No. 97080318 and as amended by Second Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easement Appurtenant, to the Easement Dedication and Plat of Survey, and to the Declaration of Restrictions for Country Commons Planned Business Center, and to the First Amendment thereto, Lake County, Indiana, recorded May 21, 1999 as Document No. 99043032.

Subject To: Covenants, conditions, and restrictions contained in Declaration of Restrictions for Country Commons Planned Business Center, Lake County, Indiana, recorded December 3, 1996 as Document No. 96079043, and as amended by First Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easements Appurtenant, to the Easement Dedication and Plat of Survey and to the Declaration of Restrictions for Country Commons Planned Business Center, Lake County, Indiana, recorded November 24, 1997, as Document No. 97080318, and as amended by Second Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easements Appurtenant, to the Easement Dedication and Plat of Survey, and to the Declaration of Restrictions for Country Commons Planned Business Center, and to the First Amendment thereto, Lake County, Indiana, recorded May 21, 1999, as Document No. 99043032.

Subject To: Easements and building lines granted and established in a Deed of Dedication of Easements Appurtenant, also known as Common Access/Cross Easements and Dedication of Building Lines, recorded November 22, 1996 as Document No. 96077718, and as amended by First Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easements Appurtenant to the Easement Dedication and Plat of Survey, and to the Declaration of Restrictions for Country Commons Planned Business Center, Lake County, Indiana, recorded November 24, 1997, as Document No. 97080318, and as amended by Second Amendment to the Country Commons Planned Business Center Zoning Plan, to the Deed of Dedication of Easements Appurtenant, to the Easement Dedication and Plat of Survey, and to the Declaration of Restrictions for Country Commons Planned Business Center, and to the First Amendment thereto, Lake County, Indiana, recorded May 21, 1999, as Document No. 99043032.

Subject To: Easement Parcel B-1 for unknown purposes as shown on Plat of Easement prepared by Anthony M. Gregory, Indiana Registered Land Surveyor and recorded May 25, 2000, as Document No. 2000 036883, in Survey Record 7, page 8 (affects the East 50 feet and the North 50 feet of the land).

Subject To: Terms and provisions of Ordinance No. 97-15, An Ordinance of the Town of Winfield, Lake County, Indiana, approving certain changes to the Country Commons Planned Business Center and vacating certain public easements recorded December 1, 1997, as Document No. 97081527.

Subject To: Declaration of Use Restriction recorded May 15, 2002 as Document No. 2002 045779.

Subject To: Declaration of Use Restriction recorded July 18, 2002 as Document No. 2002 064785.

Subject To: Grant of Easement for Underground Drainage recorded August 8, 2002 as Document No. 2002 072086.

Subject To: Grant of Easement recorded August 12, 2002 as Document No. 2002 072088.

Subject To: Plat of Survey of Lot B1-19, Country Commons Planned Business Center recorded August 12, 2002 as Document No. 2002-072089 in Survey Record 9, page 47, prepared by Gregory Land Surveying, dated July 25, 2002 as Project No. 02-4265.

Grantor restricts the use of the Real Estate being conveyed hereunder by prohibiting the Real Estate to be used for the purpose of operating a YUM! Brands, Inc., or its successors in interest, franchised restaurant including but not limited to Taco Bell, A&W, Long John Silvers, KFC and Pizza Hut. Said Restriction can only be removed by the written approval of Oryn P. Carlisle, Jr. or Eric B. Carlisle. Violation of this restriction shall void this Deed and result in the forfeiture of the real estate and the reversion of the real estate to the Grantor.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

Dated this 20th day of December, 2006.

CARLISLE REAL ESTATE, LLC

By: *Oryn P. Carlisle, Jr.*
ORYN P. CARLISLE, JR., Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of December, 2006, personally appeared **Oryn P. Carlisle, Jr.**, Member of **Carlisle Real Estate, LLC**, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

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

Paula Barrick
Paula Barrick, Notary Public

My Commission Expires: 10-02-09 Paula Barrick

County of Residence: Lake



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.

Printed Name: Richard E. Anderson



This instrument prepared by: Richard E. Anderson, #2408-45
Anderson & Ward, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892