

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 113853

2006 DEC 28 PM 2:26

MICHAEL A. BROWN  
RECORDER

Mail Tax Bills To:  
Hallmark Construction Company  
17151 Morse St.  
Lowell, IN 46356

### WARRANTY DEED

THIS INDENTURE WITNESSETH, That BETTY T. ROONEY ("Grantor") in consideration of Ten Dollars (\$10.00) and other good, valuable and sufficient consideration the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS TO HALLMARK CONSTRUCTION COMPANY, an Indiana Foreign Corporation ("Grantee"), as Assignee of RONALD BERGSTROM, an undivided 76.05% interest in the following described real estate in Lake County, Indiana:

[SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"]

This conveyance is made pursuant to the terms and conditions of a Contract for Conditional Sale of Real Estate dated the 23rd day of December, 2004 (the "Contract") and is subject to the terms and conditions of that Contract and is further subject to the rights of parties in possession, easements of record, subject to the real estate taxes for the year 2005 and subsequent years, subject to the rights of the public, the State of Indiana, and/or the municipality in and to that part of the land taken or lying within Chase Street along the West side of the land; subject to the rights of the public, the State of Indiana and/or the municipality and others entitled thereto in and to that part of the land taken or lying within Chase Street along the East side of the land (affecting Parcel 2); subject further to rights of way agreement, pipeline right-of-ways, easements for underground communications cable and subject further to any lease, grant, exceptions or reservations of minerals or mineral rights appearing in the public records.

Dated this 21<sup>st</sup> day of December, 2006.

Betty T. Rooney  
BETTY T. ROONEY

STATE OF Ind )  
COUNTY OF Lake ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21 day of December, 2006, personally appeared Betty T. Rooney and acknowledged the execution of the foregoing Deed.

Joseph E. Costanza, Notary Public

My Commission Expires: 1-31-07  
County of Residence: Porter

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

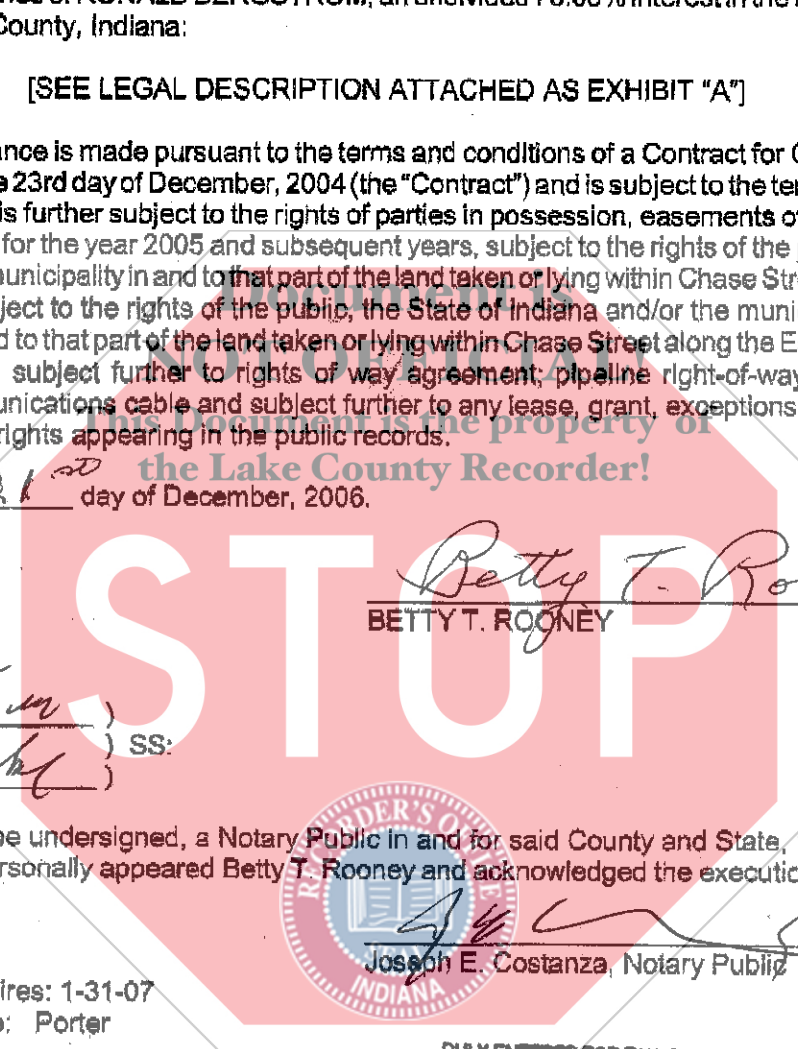
Prepared by: Joseph E. Costanza, Attorney at Law, 900 Ridge Road, Suite 100, Munster, Indiana 46321.  
Attorney No. 339245

After recording please  
return to:

Lake Region Title Insurance Co.  
130 N. Main St.  
Crown Point, IN 46307

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25781



1300  
00 1140  
B



**LEGAL DESCRIPTION**

**Parcel 1:**

The Northwest Quarter of Section 5, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., (except the South 15.25 acres of the East Half of said Northwest Quarter), in Lake County, Indiana.

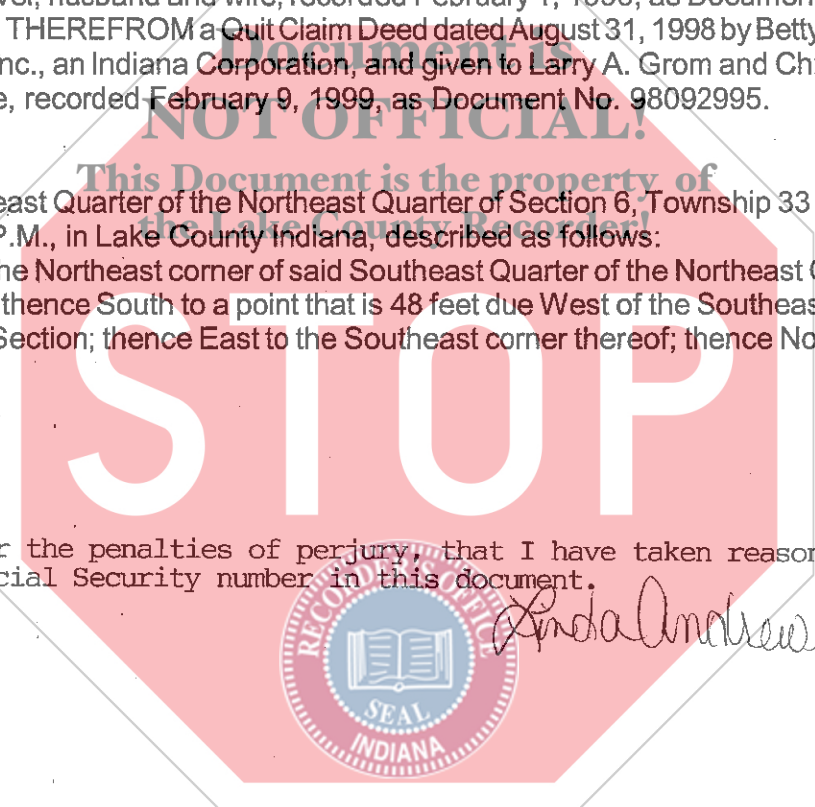
EXCEPTING THEREFROM the following legal descriptions as disclosed in Warranty Deed dated January 29, 1982 by Betty T. Rooney, a widow and not remarried and Bell Associates, Inc., an Indiana Corporation, and given to Northern Indiana Public Service Company, an Indiana Corporation, recorded May 6, 1982 as Document No. 667698 and EXCEPTING THEREFROM a Quit Claim Deed dated August 31, 1998 by Betty T. Rooney and Bell Associates, Inc., an Indiana Corporation, and given to Glen E. Goffin and Jayme D. Goffin, husband and wife, recorded October 2, 1998, as Document No. 98078420 and EXCEPTING THEREFROM a Quit Claim Deed dated August 31, 1998 by Betty T. Rooney and Bell Associates, Inc., an Indiana Corporation, and given to Roger F. Marvel and Darlene Marvel, husband and wife, recorded October 26, 1998, as Document No. 98084346 and EXCEPTING THEREFROM a Quit Claim Deed dated August 31, 1998 by Betty T. Rooney and Bell Associates, Inc., an Indiana Corporation, and given to Thomas J. Szerlak, Theresa Szerlak and Stanley A. Gawlinski, as joint tenants with the right of survivorship, recorded February 9, 1999, as Document No. 99011410 and EXCEPTING THEREFROM a Quit Claim Deed dated August 31, 1998 by Betty T. Rooney and Bell Associates, Inc., an Indiana Corporation, and given to Roger W. Marvel and Robin L. Marvel, husband and wife, recorded February 1, 1999, as Document No. 99008362 and EXCEPTING THEREFROM a Quit Claim Deed dated August 31, 1998 by Betty T. Rooney and Bell Associates, Inc., an Indiana Corporation, and given to Larry A. Grom and Christine L. Grom, husband and wife, recorded February 9, 1999, as Document No. 98092995.

**Parcel 2:**

Part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County Indiana, described as follows:

Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence West 22 1/2 feet; thence South to a point that is 48 feet due West of the Southeast corner of said Quarter Quarter Section; thence East to the Southeast corner thereof; thence North to the Place of Beginning.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document.



**EXHIBIT "A"**