

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 018287

2007 MAR -1 PM 2:49

MICHAEL A. BROWN
RECORDER

IB#258222

SPECIAL WARRANTY DEED

PARCEL #17-04-0151-0020

2872

THIS INDENTURE WITNESSETH, That Kathleen M. Sovic, of IB PROPERTY HOLDINGS, LLC (GRANTOR), a corporation organized under the laws of the State of FLORIDA, whose mailing address is 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146 CONVEYS AND SPECIALLY WARRANTS to KERUSSO REAL ESTATE (GRANTEE), of Lake County, in the State of INDIANA, for the sum of \$10.00 (TEN DOLLARS), to it in hand paid by the party or parties identified as GRANTEE hereunder, the following described real estate in LAKE County, State of INDIANA:

LOT 20, THE PRESERVES, UNIT 1, AS SHOWN IN PLAT BOOK 79, PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

MORE COMMONLY KNOWN AS: 6002 BONNIE LANE, LOWELL, INDIANA 46356

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights an appurtenances thereto in any wise belonging, unto the said GRANTEE, their heirs or successors and assigns forever, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, AND GRANTOR does hereby specially warrant that said premises are free of any encumbrance made or suffered by said GRANTOR excepting those referred to above, and GRANTOR and its successors shall warrant and defend the same to said GRANTEE, their heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under GRANTOR, but not otherwise.

The undersigned persons executing this deed on behalf of GRANTOR represent and certify that they are duly elected officers of GRANTOR and have been fully empowered; by proper resolution of the Board of Directors of GRANTOR, to execute and deliver this deed; that GRANTOR has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done. The undersigned further states that no Indiana Gross Income tax is due or payable in respect to the transfer made by this deed.

IN WITNESS WHEREOF, GRANTOR has executed this deed this 20th day of February, 2007.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR - 1 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

FAX No. 317 575 9004

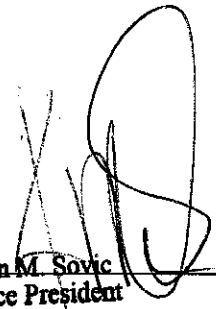
P. 002

TUE/FEB/20/2007 03:29 PM Homequest title

002879

1800
36713
B

Grantor:



Kathleen M. Sovic
First Vice President
OF IB PROPERTY HOLDINGS, LLC

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, a Notary Public in and for said County and State, personally appeared Kathleen M. Sovic of IB PROPERTY HOLDINGS, LLC who acknowledged the execution of the foregoing Special Warranty Deed, and who having been duly sworn under penalty of perjury, state that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of February, 2007.





Notary Public
My Commission expires:
Resident of _____ County

Return deed to HomeQuest Title, LLC, 9102 North Meridian Street, Suite 450, Indianapolis, IN 46260.

Send tax bills to: 2931 Jewett, Highland, IN 46321

This instrument prepared by: Brian Nehrig Attorney at Law #15803-45, (317) 750-7574. Fax: (317) 317-575-9004.

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Jgazunda"