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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 027952

2007-05-10 10:10:10

Mail Tax Bills to: 8202 OKLAHOMA Ct
Merrillville, In 46410

Tax Key No.: 08-15-0027-0024

WARRANTY DEED IN TRUST
(Limited Liability Company)

THIS INDENTURE WITNESSETH that Chuck McKinney CONVEYS AND WARRANTS to Austin Bertrand, Inc. as Trustee of the 6925 Broadway Land Trust dated March 23, 2007 of Lake County, in the State of Indiana, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows:

Commencing at a point 320.48 feet South of the Northwest corner of said Quarter Quarter section; thence running East 330 feet to a point; thence running South 60 feet to a point; thence running West 330 feet to a point, thence running North 60 feet to the place of beginning, except the East 30 feet thereof; and also excepting therefrom that part conveyed to the State of Indiana by Warranty Deed recorded January 31, 2001 as Document No. 2001007046.

Commonly know as: 6925 Broadway, Merrillville, IN 46410

Tax Key #: 08-15-0027-0024

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and terms and provision thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

(a.) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b.) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c.) that said Trustee is duly authorized and empowered to execute and deliver every such deed,

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR - 3 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

001331

TICOR MO
920071526

B 20
TV
CA

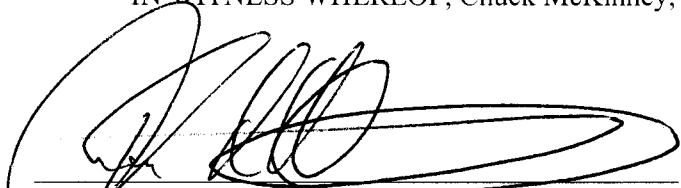
trust deed or other instrument; and (d.) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Neither said Trustee or his successor in trust shall be personally liable upon any conveyance by either of them.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly authorized member of the Grantor and has been fully empowered through the operating agreement or other valid enabling action of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance had been duly taken.

IN WITNESS WHEREOF, Chuck McKinney, has hereunto set his hand, this day March 23, 2007.


Printed Name Chuck McKinney

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Chuck McKinney, and acknowledged the execution of the foregoing deed as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this day March 23, 2007


Residing in Lake County

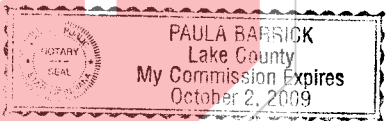
My Commission Expires: 10-2-09

This instrument prepared by: ROBERT F. TWEEDLE, Attorney at Law, #20411-45
2633 - 45th Street, Highland, IN 46322, (219) 924-0770

Mail to:




Notary Public
Paula Barrick



"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." Chris Burk

Exhibit A

Part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 320.48 feet South of the Northwest corner of said 1/4 1/4 Section; thence running East 330 feet to a point; thence running South 60 feet to a point; thence running West 330 feet to a point; thence running North 60 feet to the place of beginning, except the East 30 feet thereof.

Excepting that part deeded to the State of Indiana recorded January 31, 2001 as Document No. 2001 007046, described as follows: A part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 8 West, Lake County, Indiana, and being that part of the Grantor's land lying within the right-of-way lines depicted on the attached rights-of-way parcel plat marked Exhibit "B", described as follows: Beginning at a point on the West line of said Section South 0 degrees 10 minutes 49 seconds East 97.682 meters (320.48 feet) from the Northwest corner of said Section, designated at point "2" on the said plat, which point of beginning is the Northwest corner of the Grantor's land; thence South 89 degrees 55 minutes 31 seconds East 18.091 meters (59.35 feet) along the North line of Grantor's land; thence South 0 degrees 14 minutes 00 seconds East 18.288 meters (60.00 feet) to the South line of the Grantor's land; thence North 89 degrees 55 minutes 31 seconds West 18.108 meters (59.41 feet) along the South line to the West line of said Section; thence North 0 degrees 10 minutes 49 seconds West 18.288 meters (60.00 feet) along said west line to the point of beginning and containing 0.0331 hectares (0.082 acres) more or less, inclusive of the presently existing right-of-way which contains 0.0223 hectares (0.055 acres) more or less, for a net additional taking of 0.0108 hectares (0.027 acres) more or less.

