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This Document Prepared By:

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Northbrook, Illinois 60062

2007 032649

FILED

After Recording Return To:

Cook Builders.Com, Inc.
9559 W. 89th Avenue
St. John, Indiana 46373

SPECIAL WARRANTY DEED

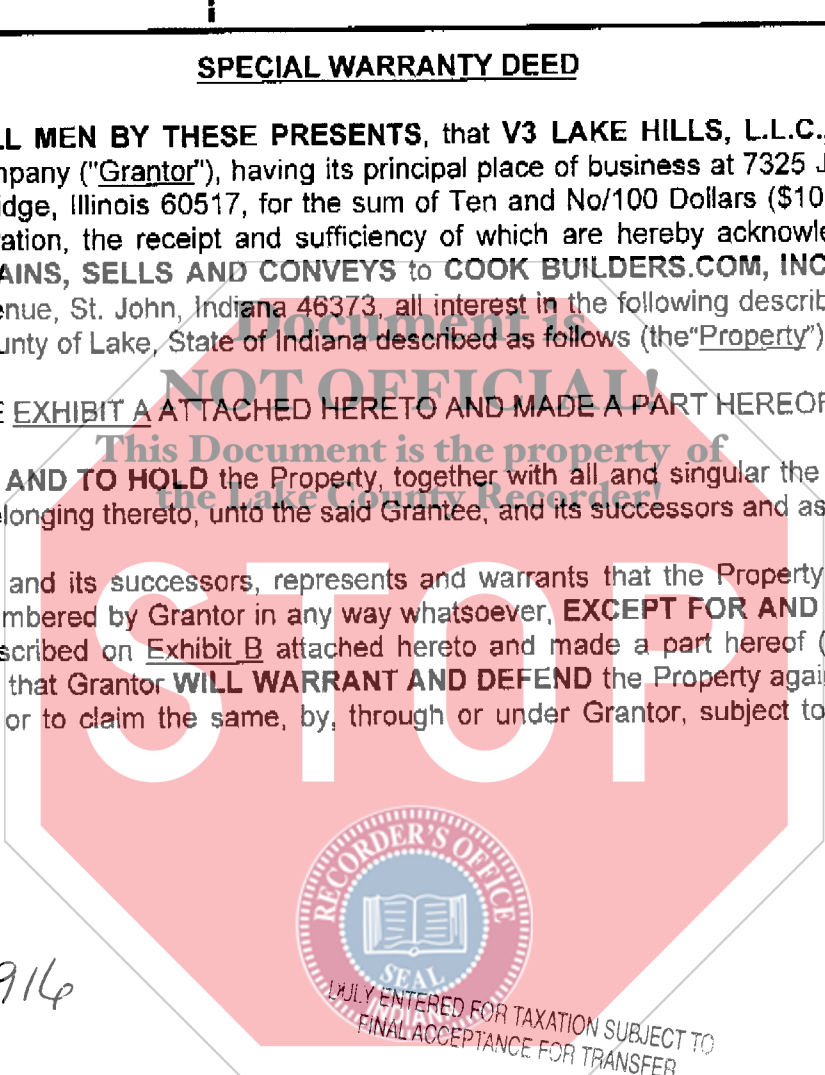
KNOW ALL MEN BY THESE PRESENTS, that **V3 LAKE HILLS, L.L.C.**, a Delaware limited liability company ("Grantor"), having its principal place of business at 7325 Janes Avenue, Suite 100, Woodridge, Illinois 60517, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **COOK BUILDERS.COM, INC.**, ("Grantee"), 9559 W. 89th Avenue, St. John, Indiana 46373, all interest in the following described real estate situated in the County of Lake, State of Indiana described as follows (the "Property");

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

TICOR CP
920071916



WULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 18 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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TH
CPA

005125

IN WITNESS WHEREOF, V3 LAKE HILLS, L.L.C., a Delaware limited liability company, has caused this Special Warranty Deed to be executed as of the 12th day of April, 2007.

V3 LAKE HILLS, L.L.C.,
a Delaware limited liability company

By: V3 Realty Company, L.L.C., an Illinois limited liability company, its manager

By: V3 Realty Management Corp., its manager

By: [Signature]
Keith A. Blais, Vice President

STATE OF Illinois)
) SS.
COUNTY OF Cook)

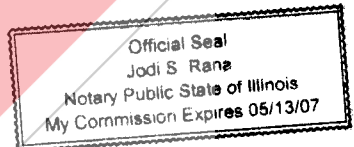
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.L.C., an Illinois limited liability company, which in turn is the manager of V3 LAKE HILLS, L.L.C., a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of V3 Realty Management Corp., as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of April, 2007.

[Signature]
Notary Public

My commission expires:

5-13-07



Mail subsequent tax bills to:
Cook Builders.Com, Inc.
9559 W. 89th Ave.
St. John, Indiana 46373

Exhibit A

Legal Description

Lot 190 in Lake Hills Resubdivision - Unit 9, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100, Page 32, in the Office of the Recorder of Lake County, Indiana.

Key Number: 009-22-12-0299-0047



Exhibit BPermitted Exceptions

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY WHICH ARE NOT YET DUE AND PAYABLE
2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE, OR ANY OF THE GRANTEE'S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES
3. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF LAKE HILLS RESUBDIVISION-UNIT 9, AN ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 100 PAGE 32, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. VIOLATION THEREOF WILL NOT RESULT IN FORFEITURE OR REVERSION OF TITLE.
4. BUILDING LINE AFFECTING THE SOUTHWESTERLY 40 FEET (MAXIMUM) AND THE SOUTHWESTERLY 25 FEET (MINIMUM) OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION
5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, CONTAINED IN A CERTAIN DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062, AND AS AMENDED BY THE FIRST ADDENDUM TO THE DECLARATION RECORDED DECEMBER 6, 2004 AS DOCUMENT NO. 2004 102950, AND FURTHER AMENDED BY THE SECOND ADDENDUM TO THE DECLARATION RECORDED JANUARY 12, 2005 AS DOCUMENT NO. 2005 002210, INCLUDING BUT NOT LIMITED TO THE DUTIES AND OBLIGATIONS ARISING FROM THE AUTOMATIC MEMBERSHIP IN AND THE POWERS OF THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS. RESTRICTION DO NOT PROVIDE FOR FORFEITURE OR REVERSION FOR VIOLATION THEREOF.

6. EASEMENTS AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
7. ASSESSMENTS CHARGES AND EXPENSES LEVIED BY THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS, AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
8. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
9. EASEMENT FOR UTILITIES AFFECTING THE NORTHEASTERLY 12 FEET, THE SOUTHEASTERLY 6 FEET AND THE SOUTHWESTERLY 12 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.
10. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
11. EASEMENT FOR COMMUNICATION SYSTEMS TO INDIANA BELL TELEPHONE COMPANY, INC. DATED JULY 17, 1990, RECORDED AUGUST 16, 1990 AS DOCUMENT NO. 117848.
12. EASEMENT FOR BIKE AND JOGGING PATH AS CONTAINED IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 2007 023117.

