

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 MAY 16 AM 9:39

MICHAEL A. BROWN  
RECORDER

2007 040015

MAIL TAX BILLS TO:  
3500 Union Avenue  
Steger, IL 60475

RETURN TO:

CM620070949

**WARRANTY DEED**

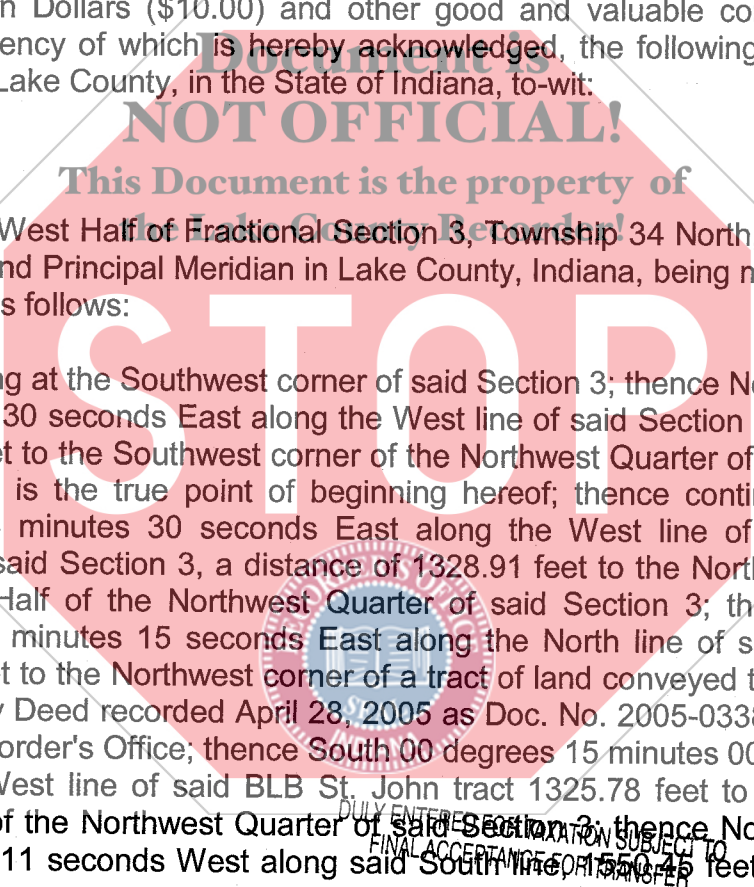
**THIS INDENTURE WITNESSETH THAT** RR and BJ Partnership, RMT Farms, LLC, an Indiana limited liability company, and RST, LLC, an Indiana limited liability company ("Grantors") each only as to their respective interests, **CONVEY AND WARRANT** to BLB St. John, LLC, an Indiana limited liability company, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Parcel 5-A:

Part of the West Half of Fractional Section 3, Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence North 00 degrees 14 minutes 30 seconds East along the West line of said Section 3, a distance of 2657.81 feet to the Southwest corner of the Northwest Quarter of said Section 3, which point is the true point of beginning hereof; thence continuing North 00 degrees 14 minutes 30 seconds East along the West line of the Northwest Quarter of said Section 3, a distance of 1328.91 feet to the Northwest corner of the South Half of the Northwest Quarter of said Section 3; thence South 88 degrees 50 minutes 15 seconds East along the North line of said South Half, 1550.69 feet to the Northwest corner of a tract of land conveyed to BLB St. John by Warranty Deed recorded April 28, 2005 as Doc. No. 2005-033839 in the Lake County Recorder's Office; thence South 00 degrees 15 minutes 00 seconds West along the West line of said BLB St. John tract 1325.78 feet to a point on the South line of the Northwest Quarter of said Section 3; thence North 88 degrees 57 minutes 11 seconds West along said South line 1550.75 feet to the point of beginning.

CHICAGO TITLE INSURANCE COMPANY



MAY 16 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

021300

26-  
CT  
JD

**Parcel 5-B:**

Part of the East Half of Fractional Section 3, Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said Section 3; thence North 89 degrees 11 minutes 03 seconds West along the South line of said Section 3, a distance of 666.05 feet to the Southwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 3 and the true point of beginning hereof; thence continuing North 89 degrees 11 minutes 03 seconds West along the South line of said Section 3, a distance of 397.54 feet to the Southeast corner of a tract conveyed to R. & C. Stinson by a Quit Claim Deed recorded Jan. 12, 1995 as Doc. No. 95002425 in the Lake County Recorder's Office; thence North 00 degrees 48 minutes 57 seconds East along the East line of said Stinson tract, 570.0 feet to the Northeast corner thereof; thence North 89 degrees 11 minutes 03 seconds West along the North line of said Stinson tract and parallel to the South line of said Section 3, a distance of 13.46 feet to the Southeast corner of a tract of land identified as Parcel 2-C in a 2004 Warranty Deed to BLB St. JOHN, LLC and recorded Sep. 14, 2004 as Doc. No. 2004-077742 in the Lake County Recorder's Office; thence North 00 degrees 15 minutes 00 seconds East along the East line of said Parcel 2-C, 2070.61 feet to the Northeast corner thereof, which point also lies on the North line of the Southeast Quarter of said Section 3; thence South 88 degrees 57 minutes 11 seconds East along the North line of said Southeast Quarter, 1071.85 feet to the Northeast corner thereof; thence South 00 degrees 15 minutes 29 seconds West along the East line of said Southeast Quarter, 1318.15 feet to the Southeast corner of the North Half of the Southeast Quarter of said Section 3; thence North 89 degrees 04 minutes 07 seconds West along the South line of said North Half of the Southeast Quarter, 666.11 feet to the Northwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 3; thence South 00 degrees 15 minutes 22 seconds West along the West line of said East Half of the Southeast Quarter of the Southeast Quarter, 1319.50 feet to the point of beginning.

**Parcel 5-C**

Part of the South Half of the Northeast Quarter of the Northeast Quarter of Fractional Section 3, Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana, and being part of a certain parcel of land conveyed to RMT Farms, LLC and RST, LLC by Warranty Deed recorded as Doc. No. 2000-052929 in the Lake County Recorder's Office, which part of said parcel is more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence North 00 degrees 15 minutes 29 seconds East along the East line of said Section 3, a distance of 132.22 feet to the Southeast

corner of a parcel of land conveyed to BLB St. John, LLC by a Warranty Deed recorded Dec. 9, 2005 as Doc. No. 2005-108239; thence North 89 degrees 09 minutes 11 seconds West along the South line of said parcel, a distance of 877.28 feet to the Northeast corner of a parcel of land conveyed to BLB St. John, LLC by a Warranty Deed recorded July 6, 2006 as Do. No. 2006-058321; thence South 00 degrees 50 minutes 08 seconds West along the West line thereof, 127.38 feet to a point on the South line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 50 minutes 15 seconds East along the South line thereof, 878.63 feet to the point of beginning.

Commonly known as \_\_\_\_\_.

Split From Tax Parcel Nos.:      05-06-0001-0003  
    05-06-0001-0006  
    05-06-0001-0004  
    05-06-0001-0008

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2007, payable in 2008, and for all years thereafter.
2. 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 used for road purposes.
3. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of Parcel 5-B taken for or lying within 109<sup>th</sup> Avenue a/k/a U.S. 231 along the South side of the land.
4. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of Parcels 5-B and 5-C taken for or lying within Cline Avenue along the East side of the land.
5. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of Parcel 5-A taken for or lying within Parrish Avenue along the West side of the land.
6. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
7. Agreement for tile drainage ditch dated October 14, 1959 and recorded September 27, 1960 in Miscellaneous Record 784 page 221 as Document No. 281979, affecting Parcels 5-C and 5-B.
8. Easement for Communication Systems recorded August 20, 1987 as Document No. 933985 in favor of Indiana Bell Telephone Company, Inc., affecting Parcels 5-A and 5-B.

9. Easement for electric transmission tower and lines in favor of Chicago District Electric Generating Corporation, an Indiana corporation dated October 4, 1956 and recorded November 26, 1956 in Miscellaneous Record 676 page 503, affecting Parcel 5-C.
10. Easement for fiber optic cable in favor of American Telephone and Telegraph Company, a New York Corporation dated June 26, 1989 and recorded July 6, 1989 as Document No. 045232, affecting Parcel 5-C.
11. Easement for transmission of data or communication in favor of Williams Communication, Inc., a Delaware corporation, dated August 4, 2000 and recorded August 29, 2000 as Document No. 2000 062441, affecting Parcel 5-C.
12. Crops, crop leases and any sub-leases, if any and all rights therein.
13. Terms and provisions of Water Utility Expansion and Reimbursement Agreement dated May 15, 2006 and recorded June 21, 2006 as Document No. 0503057.
14. Terms and provisions of a Sanitary Interceptor Sewer Extension and Reimbursement Agreement dated May 15, 2006 and recorded June 21, 2006 as Document No. 2006 053058.
15. Terms and provisions of a Sewer Transmission Extension and Reimbursement Agreement dated May 15, 2006 and recorded June 21, 2006 as Document No. 2006 053059.
16. Ordinance No. 1416, an Ordinance reclassifying certain lands in the Town of St. John, Lake County, Indiana, for zoning purposes and amending the zoning ordinance of the Town of St. John and all amendments passed subsequent thereto, recorded July 14, 2006 as Document No. 2006 061273.
17. Control Route Survey for US 231 at Cline, made by Michael Lietzan, Registered Land Surveyor recorded on January 20, 2004 as Document No. 2004 008553.
18. Possible overlap of a portion of Gates of St. John Unit 5, recorded in Plat Book 99 page 26, over the Southeast corner of Parcel 5-A.
19. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned person executing this Deed represents and certifies on behalf of Grantors that the undersigned is the duly authorized agent of Grantors and has been fully empowered to execute and deliver this Deed; that Grantors have full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 26<sup>th</sup> day of March, 2007.

RR and BJ Partnership

By: *John E. Teibel*  
John E. Teibel, Authorized Agent

Document is

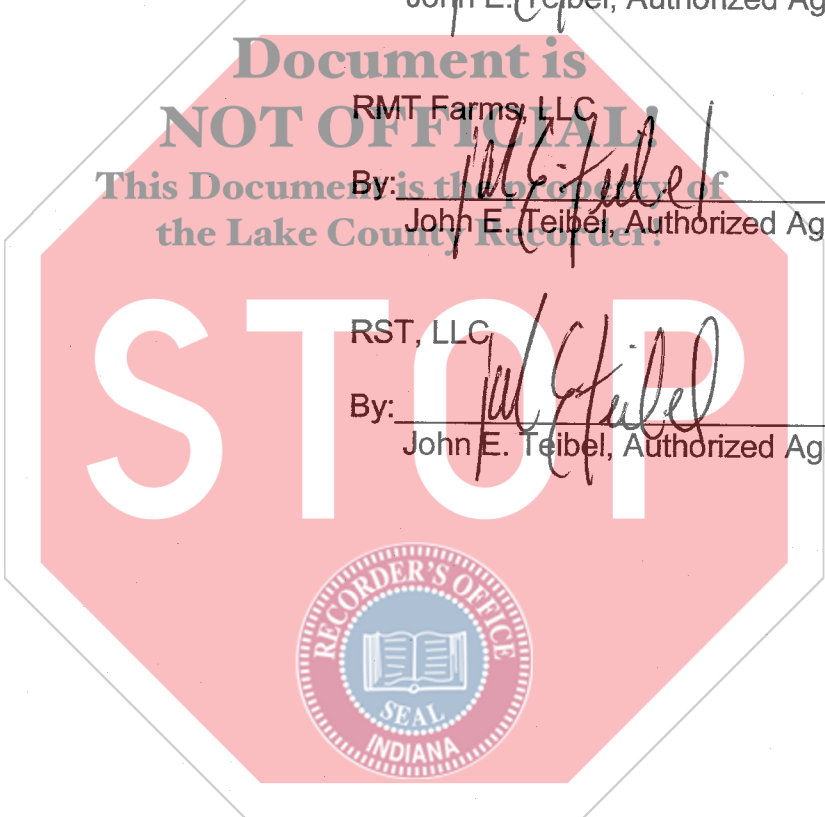
**NOT OFFICIAL!**

RMT Farms, LLC

This Document is the property of  
the Lake County Recorder.  
By: *John E. Teibel*  
John E. Teibel, Authorized Agent

RST, LLC


By: *John E. Teibel*  
John E. Teibel, Authorized Agent



STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John E. Teibel, the duly authorized agent of RR and BJ Partnership, RMT Farms, LLC, and RST, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantors and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 26<sup>th</sup> day of March, 2007.



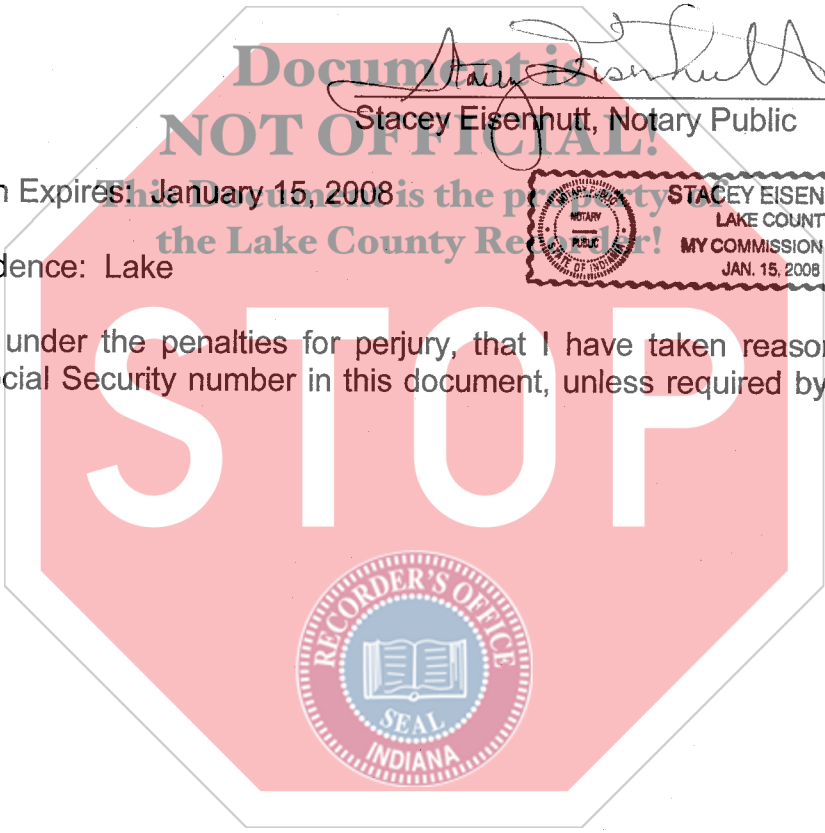
Stacey Eisenhutt, Notary Public

My Commission Expires: January 15, 2008

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. Stacey Prigge.



This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP,  
300 East 90<sup>th</sup> Drive, Merrillville, Indiana

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