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2007 JUN 5 10:30 AM

Parcel No. 44-54-109-6

CORPORATE WARRANTY DEED

Order No. 620071696

THIS INDENTURE WITNESSETH, That Boardwalk Builders and Developers, LLC (Grantor)

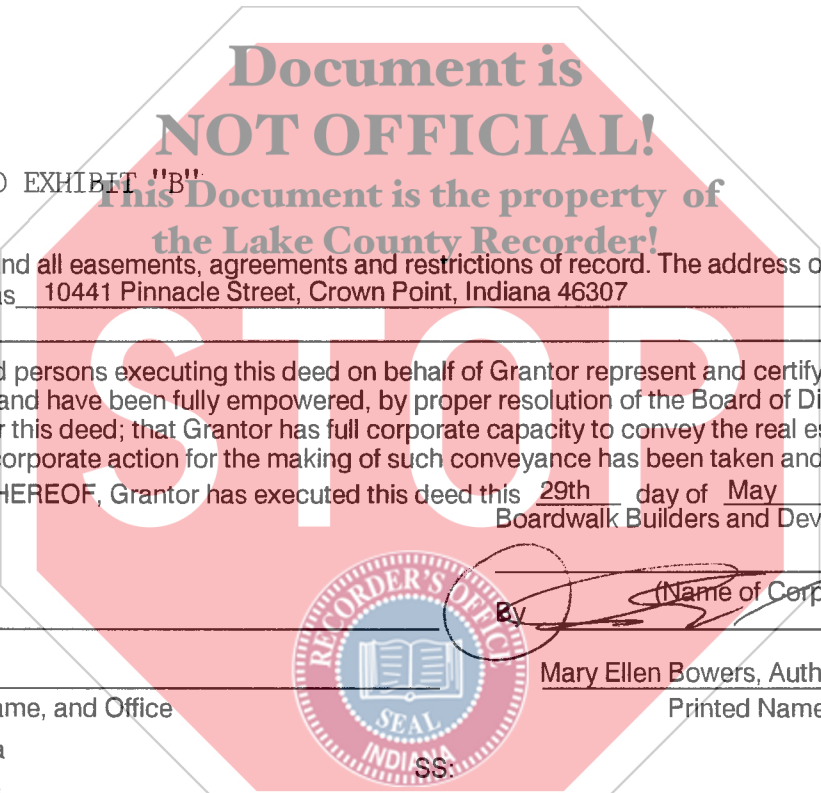
a corporation organized and existing under the laws of the State of INDIANA CONVEYS
AND WARRANTS to Igor Stefanoski (Grantee)

of Lake County, in the State of INDIANA, for the sum of
ONE AND 00/100 Dollars \$1.00

and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See Exhibit A attached hereto and made a part hereof.

Chicago Title Insurance Company



SEE ATTACHED EXHIBIT "B"

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 10441 Pinnacle Street, Crown Point, Indiana 46307

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.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th day of May, 2007
Boardwalk Builders and Developers, LLC

(SEAL) ATTEST:

By _____ (Name of Corporation)

Printed Name, and Office

Mary Ellen Bowers, Authorized Agent
Printed Name, and Office

STATE OF Indiana
COUNTY OF Lake

SS:

Before me, a Notary Public in and for said County and State, personally appeared Mary Ellen Bowers and _____

the Authorized Agent and _____, respectively of Boardwalk Builders and Developers, LLC, who acknowledged

execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of May, 2007.

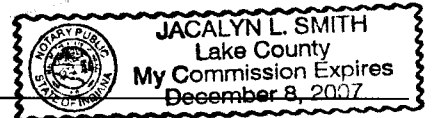
My commission expires:

DECEMBER 8, 2007

Signature Jacalyn L. Smith

Printed Jacalyn L. Smith

Resident of Lake County, Indiana.



This instrument prepared by Donna LaMere, Attorney at Law #03089-64/jc

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. Jennifer Church

Return Document to: 10441 Pinnacle Street, Crown Point, Indiana 46307

Send Tax Bill To: 10441 Pinnacle Street, Crown Point, Indiana 46307

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 5 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

20-
LP
CT

EXHIBIT "A"

Order No. 620071696

Lot 18, in Doubletree Lake Estates West, Phase One, as per plat thereof, recorded in Plat Book 90 page 99, in the Office of the Recorder of Lake County, Indiana.

Subject to the following restriction, see attached exhibit 'b'.

SUBJECT TO COVENANTS AND RESTRICTIONS, EASEMENTS AND BUILDING LINES AS CONTAINED IN THE PLAT OF SUBDIVISION AND AS CONTAINED IN ALL OTHER DOCUMENTS OF RECORD; AND REAL ESTATE TAXES AND ASSESSEMENTS FOR 2006 PAYABLE IN 2007 TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES AND ASSESSEMENT DUE AND PAYABLE THEREAFTER WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.



exhibit 'b'

The deed to the purchaser of the lots covered by the subject contract shall contain a restriction (the "Deed Restriction") prohibiting the use of the subject property for anything other than a principal residence. The restriction shall expressly prohibit the use of the subject properties as a model for the purpose of marketing the owner's or any other third party's homes or homebuilding services. Notwithstanding the foregoing, the Deed Restriction shall allow the owner to post a "For Sale" sign relating to the subject property. No other marketing or advertising materials identifying the builder, general contractor or any sub-contractor may be displayed on the subject properties.

A violation of the Deed Restriction shall result in a daily charge of One Thousand Dollars (\$1,000) per day payable to Seller (or Seller's successors in interest) for each day that the Deed Restriction is found to have been violated. The owner's liability for a violation of the Deed Restriction, together with any interest, late charges, reasonable attorneys' fees incurred prior to or after the initiation of any court action and costs of collections or the amount of any unpaid fine, shall constitute a lien on the Property.

In addition, the violation of the Deed Restriction, shall give the Seller (or Seller's successors in interest) the right, in addition to the rights set forth above, to enjoin, abate, or remedy by appropriate legal proceeding, either at law or in equity, the continuance of any breach of the Deed Restriction. All expenses of the Seller (or Seller's successors in interest) in connection with such actions or proceedings, including court costs and attorneys' fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of four percent (4%) in excess of the rate per annum for judgments in Indiana until paid. Any and all of such rights and remedies may be exercised at anytime and from time to time, cumulatively or otherwise, by the Seller (or Seller's successors in interest).

