

WARRANTY DEED
Indiana Statutory
LLC to Individual

THE GRANTOR, **BLB ST. JOHN, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Indiana, of the Town of St. John, County of Lake, State of Indiana, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to: **PHILIP C. WILLIS, JR.**, 22195 Westhampton Street, Oak Park, Illinois 48237, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

A/K/A Philip Willis, Jr

SEE LEGAL DESCRIPTION ATTACHED HERETO

6200 71825

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 6 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

KEY NO. 005-40-52-0123-0051

PROPERTY ADDRESS: 10409 Adler Cove, St. John, Indiana 46373

DATED this thirty-first (31st) day of May, 2007.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this thirty-first (31st) day of May, 2007.

BLB, ST. JOHN, LLC

BY:

[Signature]
D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC.

STATE OF INDIANA COUNTY OF LAKE SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC, personally known to me to be the Manager of said 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 Manager he signed, sealed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this thirty-first (31st) day of May, 2007.

Commission expires 6/7/08

"OFFICIAL SEAL"
MARGARET HARMS
Notary Public, State of Illinois
My Commission Expires 6/7/2008

[Signature]
NOTARY PUBLIC

18-
LP
CT

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430
SEND TAX BILLS TO: MR. PHILIP C. WILLIS, JR., 10409 Adler Cove, St. John, Indiana 46373
MAIL TO: MR. PHILIP C. WILLIS, JR., 10409 Adler Cove, St. John, Indiana 46373

007416

CHICAGO TITLE INSURANCE COMPANY

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2007 046275

2007 05 07 10 36



LEGAL DESCRIPTION

**10409 Adler Cove
St. John, IN 46373**

TRACT 350: PART OF LOT "P" IN THE GATES OF ST. JOHN, UNIT 5, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2006 IN PLAT BOOK 99 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 970.00 FEET, HAVING A CHORD BEARING OF NORTH 29 DEGREES 04 MINUTES 58 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 67.59 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 970.00 FEET, HAVING A CHORD BEARING OF NORTH 33 DEGREES 23 MINUTES 50 SECONDS EAST, 78.49 FEET; THENCE SOUTH 54 DEGREES 17 MINUTES 05 SECONDS EAST, 170.00 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 800.00 FEET, HAVING A CHORD BEARING OF SOUTH 33 DEGREES 23 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 64.74 FEET; THENCE NORTH 58 DEGREES 55 MINUTES 16 SECONDS WEST, 170.00 FEET TO THE PLACE OF BEGINNING. COMMONLY KNOWN AS 10409 ADLER COVE, ST. JOHN, INDIANA 46373

DECLARATION

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting All Social Security Numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

