

STATE OF INDIANA
LAKE COUNTY
RECORDERS OFFICE

2007 052874

2007 JUN 23 PM 2:11

MAIL TAX BILLS TO:
220 Hoffman St.
Crown Point, IN 46307

TAX KEY N° 23-09-0322-0012

WARRANTY DEED

H. REARDON REAL ESTATE LLC, an Indiana limited liability company ("Grantor"), conveys and warrants to DEREK MERCURIO, an individual, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County, Indiana:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 322.8 FEET NORTH OF THE SOUTHWEST CORNER; THENCE EAST 200 FEET; THENCE SOUTH 106.3 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO ALFRED M. SPECHT AND ADELINE SPECHT, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED NOVEMBER 1, 1945 IN DEED RECORD 733, PAGE 506, THENCE WEST 199.7 FEET ALONG THE NORTH LINE OF THE PROPERTY CONVEYED TO ALFRED M. SPECHT AND ADELINE SPECHT, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED NOVEMBER 1, 1945, IN DEED RECORD 733, PAGE 506, AND ALSO ALONG THE NORTH LINE OF THE PROPERTY DEEDED TO MABLE M. SAYLOR, CERILLA E. SAYLOR, AND GEORGIA M. SAYLOR BY WARRANTY DEED RECORDED MAY 3, 1939, IN DEED RECORD 594, PAGE 184, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DEED RECORD 594, PAGE 184; THENCE NORTH TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, THE NORTH 50 FEET, IN THE TOWN NOW CITY OF CROWN POINT, IN LAKE COUNTY, INDIANA.

Commonly known as: 220 Hoffman Street, Crown Point, IN 46307

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes and special assessments for 2006 due and payable 2007 and all years thereafter.
2. Covenants, restrictions, easements, encroachments, and other matters of record.
3. Applicable building codes and zoning ordinances.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is an authorized representative of the Grantor and has been fully empowered by proper resolution, or the operating agreement 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 has been duly taken.

DATED this 26 day of June, 2007.



H. REARDON REAL ESTATE LLC

BY: *[Signature]*
Timothy B. Walsh, its Manager

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Timothy B. Walsh, as Manager of H. Reardon Real Estate LLC, an Indiana limited liability company, named above, and acknowledged the execution of the foregoing Warranty Deed to be his voluntary act and deed, for the uses and purposes therein stated this 26 day of June, 2007.

My Commission Expires: 02/01/08
County of Residence: Jasper

[Signature]
Lisa M. Matson, Notary Public

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.

By: *[Signature]*
Lisa M. Matson
As agent for Professionals' Title Services, LLC

This instrument prepared by: Victor H. Prasco, Burke Costanza & Cuppy LLP
9191 Broadway, Merrillville, Indiana 46410

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

12338

JUN 26 2007

REGUY HOLINGA KATONA
LAKE COUNTY AUDITOR

WHEN RECORDED RETURN TO:
PROFESSIONALS' TITLE SERVICES, LLC
9195 BROADWAY
MERRILLVILLE, IN 46410

Handwritten notes:
\$116
CHK# 2555
PTS
CA