

WARRANTY DEED
Indiana Statutory
LLC to Individual

620075484

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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 **ROBERT J. GROMALA and REBECCA M. GROMALA, as Husband and Wife**, 1616 Geranium Circle, Valparaiso, IN 46383, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

2007 098495

2007 DEC 18 AM 9:37

MICHAEL A. BROWN
RECORDER

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 17 2007

CHICAGO TITLE INSURANCE COMPANY

SEE LEGAL DESCRIPTION ATTACHED HERETO

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. 005-40-52-0132-0036

PROPERTY ADDRESS: 9289 West 103rd Street, St. John, Indiana 46373

Mail tax bills to 9289 W 103rd Street, St John IN 46373

DATED this tenth (10th) day of December, 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 tenth (10th) day of December, 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 tenth (10th) day of December, 2007.

Commission expires 6/7/08

[Signature]
NOTARY PUBLIC

"OFFICIAL SEAL"
MARGARET WYRMS
Notary Public, State of Indiana
My Commission Expires 07/2008

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430

SEND TAX BILLS TO: MR. and MRS. ROBERT GROMALA, 9289 West 103rd Street, St. John, Indiana 46373

MAIL TO: MR. and MRS. ROBERT GROMALA, 9289 West 103rd Street, St. John, Indiana 46373

Grantees: Robert J. and Rebecca M. Gromala

9289 W. 103rd Street, St. John, Indiana 46373

[Handwritten]
18.00
C.T.

025208

LEGAL DESCRIPTION

**9289 West 103rd Street
St. John, IN 46373**

TRACT 242: PART OF LOT "J", IN THE GATES OF ST. JOHN, UNIT 6A, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT, 83.67 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 06 SECONDS WEST, 140.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 33.56 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, 48.68 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG SAID WEST LINE, 66.58 FEET TO A TANGENTIAL CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2970.00 FEET AND HAVING A CHORD BEARING OF NORTH 00 DEGREES 25 MINUTES 39 SECONDS EAST, 47.43 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, 26.78 FEET TO THE PLACE OF BEGINNING. COMMONLY KNOWN AS 9289 WEST 103RD STREET, 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.

Signature

ANTHONY G. CATULLO
Printed Name of Declarant

