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**EXHIBIT B-1**  
**QUIT CLAIM DEED**

2008 019342

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH, that, **3 Star Properties, LLC**, a(n) Limited Liability Company, having as its principal address 2505 E. 101st Avenue, Crown Point, IN 46307 ("Grantor"), QUITCLAIMS to **Smith Rothchild Financial Company**, an Illinois Company, having as its principal office address 221 N. LaSalle Street, Suite 1850, Chicago, IL 60601 ("Grantee"), for and in consideration of Grantee accepting this Quitclaim Deed in lieu of foreclosure, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its right, title and interest in and to the following described real estate in Lake County, State of Indiana:

See Exhibit A, attached hereto and made a part hereof by this reference.


The common address of such real estate is: 3522 Pennsylvania Street, Gary, IN 46409.

Property Index Number: 001-25-47-0067-0005

The Grantor is executing this Quitclaim Deed in accordance with that certain Agreement for Deed in Lieu of Foreclosure entered into between Grantor and Smith Rothchild Financial Company, an Illinois corporation, entered into on or about January 23, 2008.

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of January, 2008.

GRANTOR:  
**3 Star Properties, LLC**

By:   
Its: Kevin Brown - President

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MT  
RM

By:   
Its: Donald Sills - Vice President

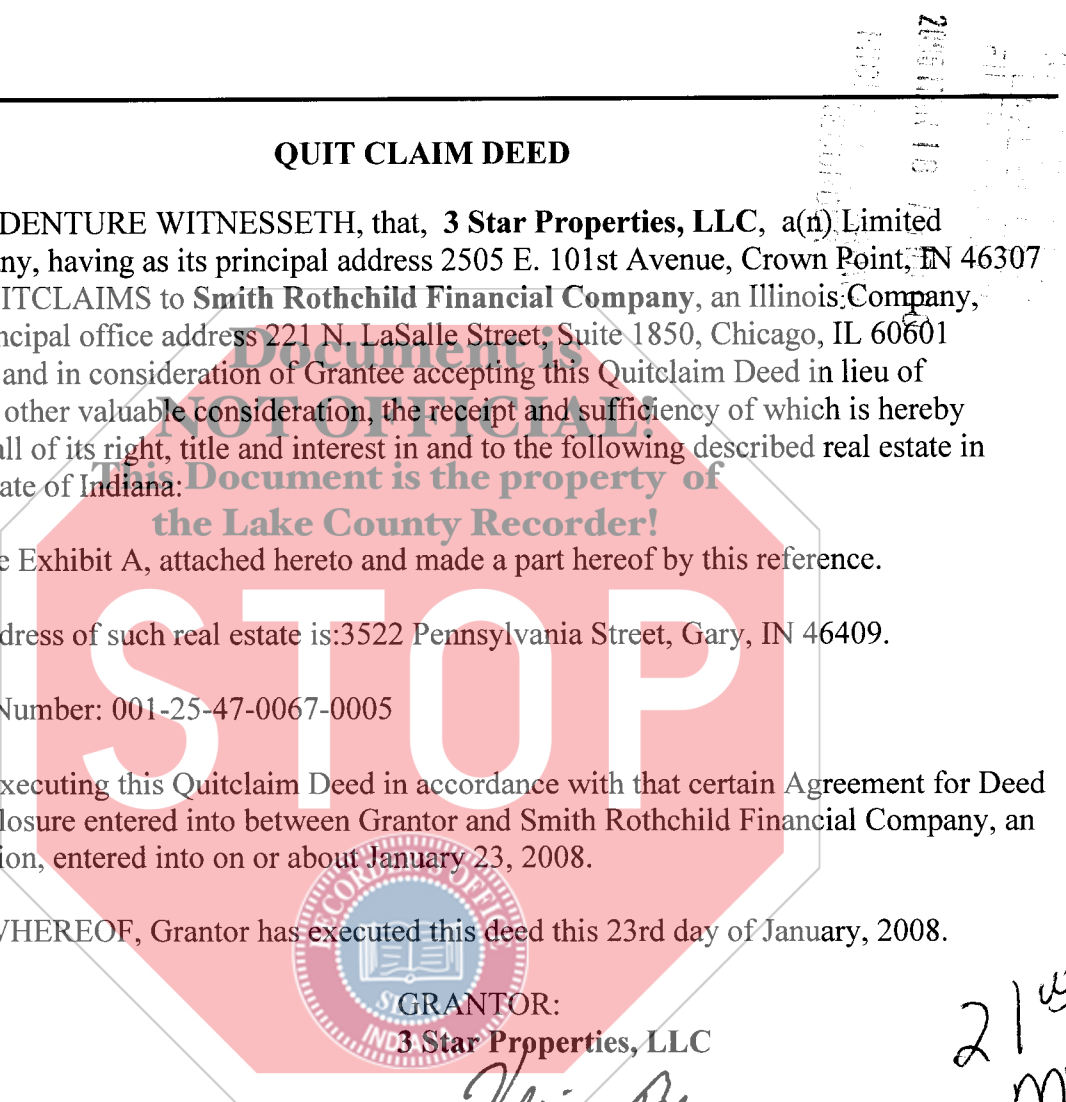
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2759LK07

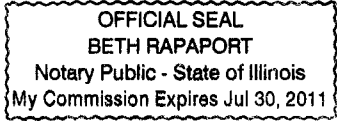
002690



STATE OF IL )  
 ) SS:  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared Kevin Brown & Donald Sills, on behalf of 3 Star Paperies, LLC, a(n) president and vice president, who acknowledged the execution of the foregoing Quitclaim Deed.

Witness my hand and Notarial Seal this 15th day of February, 2008.



Beth Rapaport  
Signature Notary Public

Beth Rapaport  
Printed Signature Notary Public

My Commission Expires:

My County of Residence:

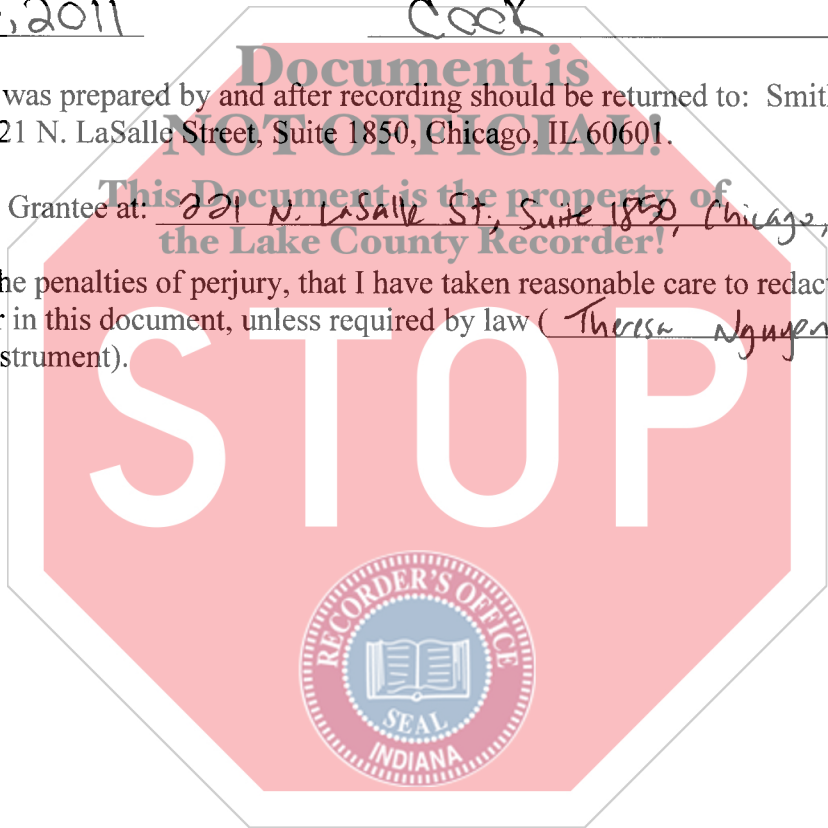
July 30, 2011

COOK

This instrument was prepared by and after recording should be returned to: Smith Rothchild Financial Co., 221 N. LaSalle Street, Suite 1850, Chicago, IL 60601.

Send tax bills to Grantee at: 221 N. LaSalle St., Suite 1850, Chicago, IL 60601

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Theresa Nguyen, drafter of this instrument).



**EXHIBIT A**

**LEGAL DESCRIPTION**

LOTS 5 AND 6 AND THE NORTH ½ OF LOT 7, BLOCK 3, AS SHOWN ON THE RECORDED PLAT OF SOUTH BROADWAY ADDITION RECORDED IN PLAT BOOK 7, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Address: 3522 Pennsylvania Street, Gary, IN 46409

Property Index Number: 001-25-47-0067-0005

