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STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2008 MAR 28 AM 9: 25

MICHAEL A. BROWN RECORDER

David W. Silver, Esq. Silver & Mishkin, L.L.C. 400 Skokie Blvd., Suite 850 Northbrook, Illinois 60062

After Recording Return To:
David and Maureen Wozniak
300 Vernon Avenue 9/10 Tapper St
Glencoe, Illinois 60022
St. John IN 40373

## **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that V3 LAKE HILLS, L.L.C., a Delaware limited liability company ("Grantor"), having its principal place of business at 7325 Janes Avenue, Suite 100, Woodridge, Illinois 60517, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DAVID WOZNIAK and MAUREEN WOZNIAK, husband and wife, "Grantee"), 300 Vernon Avenue, Glencoe, Illinois 60022, all interest in the following described real estate situated in the County of Lake, State of Indiana described as follows (the "Property"): current is the property of

# SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on **Exhibit B** attached hereto and made a part hereof (the "<u>Permitted Exceptions</u>"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 2,6 2008

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 24 ° TI

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IN WITNESS WHEREOF, V3 LAKE HILLS, L.L.C., a Delaware limited liability company, has caused this Special Warranty Deed to be executed as of the 21st day of March, 2008.

> V3 LAKE HILLS, L.L.C., a Delaware limited liability company

V3 Realty Company, L.L.C., an Illinois limited liability company, its manager

By: V3 Realty Management Corp., its manager

SS. **COUNTY OF** 

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.L.C., an Illinois limited liability company, which in turn is the manager of V3 LAKE HILLS, L.L.C., a Delaware 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 he signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of V3 Realty Management Corp., as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of March, 200

Notary Public

My commission expires:

Mail subsequent tax bills to:

[seal]

Jodi S Rana Notary Public State of Illinois Commission Expires 04/19/2011

David Wozniak & Maureen Wozniak

300 Vernon Avenue 9110 Tapper Stract St. John, IN

Glencoe, Illinois 60022

#### Exhibit A

### **Legal Description**

Lot 127 in Lake Hills Resubdivision – Unit 9, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100, Page 32, in the Office of the Recorder of Lake County, Indiana.

Key Numbers: 9-22-12-299-0001



#### Exhibit B

#### **Permitted Exceptions**

- 1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY WHICH ARE NOT YET DUE AND PAYABLE.
- 2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE, OR ANY OF THE GRANTEE'S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES.
- 3. BUILDING LINE AFFECTING THE EASTERLY 40 FEET (MAXIMUM) AND THE EASTERLY 25 FEET (MINIMUM) OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- 4. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF LAKE HILLS RESUBDIVISION UNIT 9, AN ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 100 PAGE 32, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT IS PERMITTED BY APPLICABLE LAW. VIOLATION THEREOF WILL NOT RESULT IN FORFEITURE OR REVERSION OF TITLE.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT 5. OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, CONTAINED IN A CERTAIN DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062, AND AS AMENDED BY THE FIRST ADDENDUM TO THE DECLARATION RECORDED DECEMBER 6, 2004 AS DOCUMENT NO. 2004 102950, AND FURTHER AMENDED BY THE SECOND ADDENDUM TO THE DECLARATION RECORDED JANUARY 12. 2005 AS DOCUMENT NO. 2005 002210, AND FURTHER AMENDED BY THE THIRD ADDENDUM TO THE DECLARATION RECORDED APRIL 5, 2007 AS DOCUMENT NO. 2007 028280, AND FURTHER AMENDED BY THE FOURTH ADDENDUM TO THE DECLARATION RECORDED APRIL 5, 2007 AS DOCUMENT NO. 2007 028281, AND ANY AND ALL AMENDMENTS THERETO, INCLUDING BUT NOT LIMITED TO THE DUTIES AND OBLIGATIONS ARISING FROM THE AUTOMATIC MEMBERSHIP IN AND THE POWERS OF THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS. RESTRICTIONS DO NOT PROVIDE FOR FORFEITURE OR REVERSION FOR VIOLATION THEREOF.

- 6. EASEMENTS AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
- 7. ASSESSMENTS CHARGES AND EXPENSES LEVIED BY THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS, AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
- 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- 9. EASEMENT FOR COMMUNICATION SYSTEMS TO INDIANA BELL TELEPHONE COMPANY, INC. DATED JULY 17, 1990, RECORDED AUGUST 16, 1990 AS DOCUMENT NO. 117848.
- 10. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
- 11. EASEMENT FOR UTILITIES AFFECTING THE WESTERLY 12 FEET, THE EASTERLY 10 FEET AND THE SOUTHERLY 22 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

