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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MICHAEL A. BROWN  
RECORDER

After Recording Return To:  
David and Maureen Wozniak  
~~300 Vernon Avenue~~ 9110 Tupper St  
Glencoe, Illinois 60022  
St. John, IN 46373

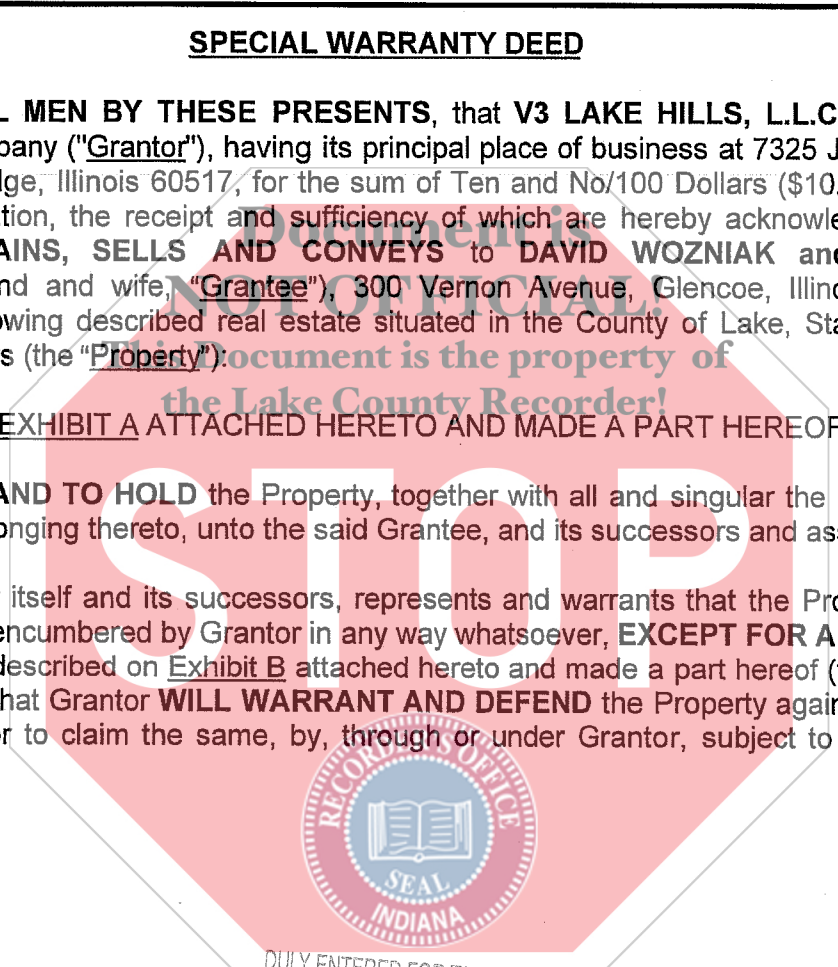
**SPECIAL WARRANTY DEED**

**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**"): **Document is the property of the Lake County Recorder!**

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 "**Permitted Exceptions**"); 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 26 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

24<sup>00</sup>  
TI

REC'D CP  
920081025

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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.
5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT 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.

