

WARRANTY DEED
Indiana Statutory
LLC to Individual

3 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 KATHLEEN KRAS, 838 Jackson Ct., Dyer, IN 46311, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:
620033005
SEE LEGAL DESCRIPTION ATTACHED HERETO

2109 062825

2008-08-05 09:19
2008-08-05 09:19

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. 005-40-52-0118-0013
45-15-03-400-027.000-015

PROPERTY ADDRESS: 9275 West 103rd Place, St. John, Indiana 46373

DATED this twenty ninth (29th) day of August, 2008.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to signed to these presents by its Manager, this twenty ninth (29th) day of August, 2008.

BLB, ST. JOHN, LLC

BY: [Signature]
D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB ST. JOHN, LLC.

STATE OF ILLINOIS COUNTY OF WILL 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 twenty ninth (29th) day of August, 2008.

Commission expires 6/7/12

[Signature]
NOTARY PUBLIC

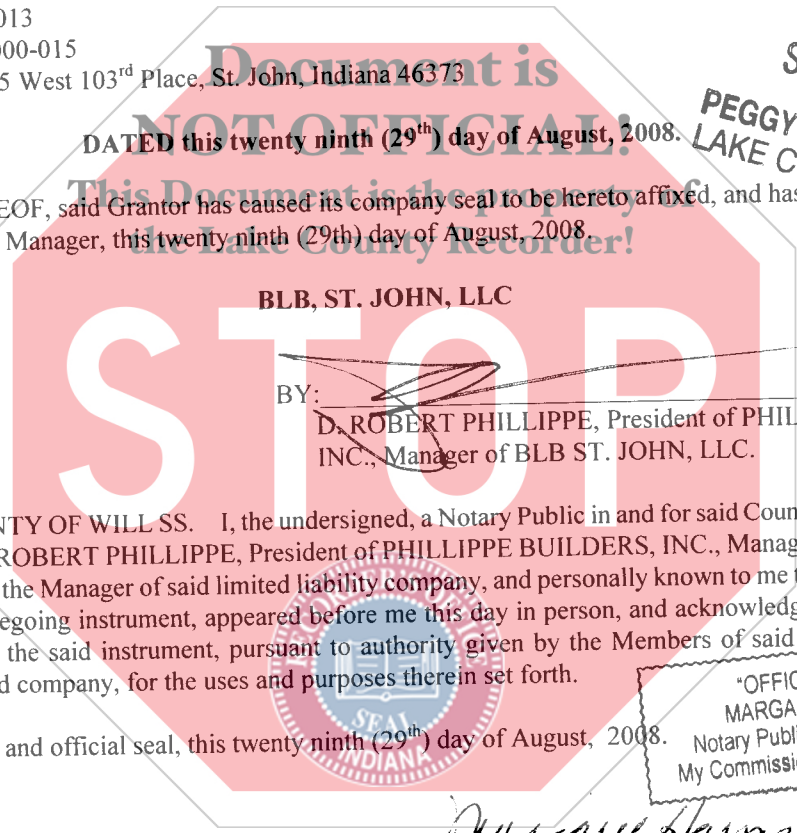
"OFFICIAL SEAL"
MARGARET HARMS
Notary Public, State of Illinois
My Commission Expires 6/7/2012

\$21
CT

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430
SEND TAX BILLS TO: MS. KATHLEEN KRAS, 9275 West 103rd Place, St. John, IN 46373
MAIL TO: MS. KATHLEEN KRAS, 9275 West 103rd Place, St. John, IN 46373

011979

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 05 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION
9275 West 103rd. Place
St. John, IN 46373

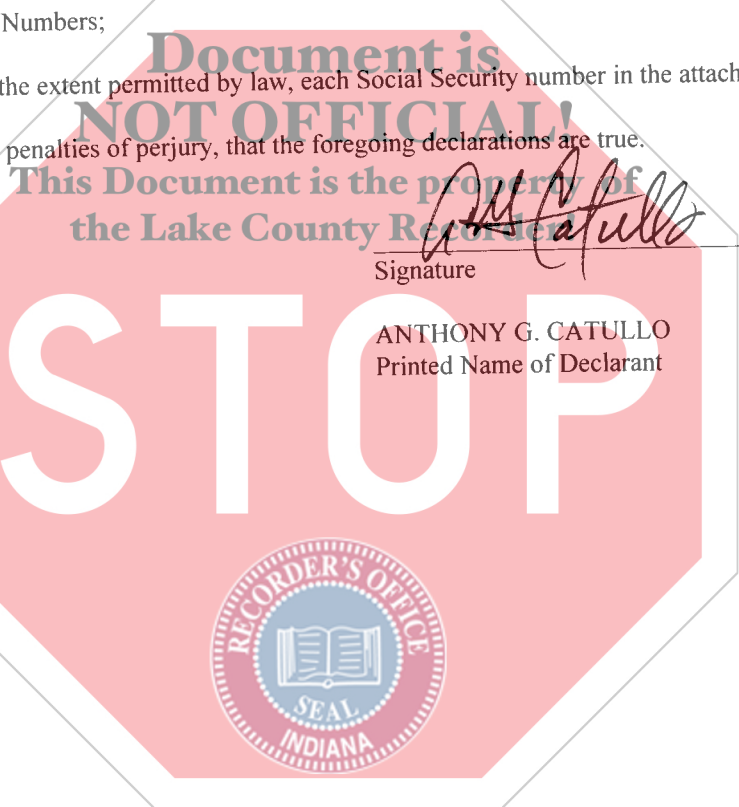
TRACT 296: PART OF LOT "G", IN THE GATES OF ST. JOHN, UNIT 6B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 53 MINUTES 06 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT, 140.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, 62.00 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT, 140.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 62.00 FEET TO THE PLACE OF BEGINNING.

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

REPRORATION AGREEMENT

This Agreement is made and entered into by D. ROBERT PHILLIPPE, as duly authorized representative of BLB ST. JOHN, LLC, an Indiana Limited Liability Company (hereinafter referred to as "SELLER") and KATHLEEN KRAS (hereinafter referred to as "PURCHASER") for the sale of the property commonly known as 9275 West 103rd Place, St. John, Indiana and legally described as follows:

TRACT 296: PART OF LOT "G", IN THE GATES OF ST. JOHN, UNIT 6B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 53 MINUTES 06 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT, 140.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, 62.00 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT, 140.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 62.00 FEET TO THE PLACE OF BEGINNING.

KEY NUMBER: 005-40-52-0118-0013
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The Seller will pay the entire 2007 real estate tax bill. Upon receipt of the 2008 real estate tax bill, the Seller agrees to pay the real estate taxes on the unimproved portion of the real estate tax bill for the period of January 1, 2008 to August 29, 2008 and the Purchaser shall pay the balance of the amount owing.

Dated this twenty ninth (29th) day of August, 2008.

SELLER

BLB ST. JOHN, LLC

PURCHASER


KATHLEEN KRAS

By: 

Its Duly Authorized Officer

