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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 063259

2008 SEP -9 AM 10: 20

MICHAEL A. BROWN
RECORDER

Commitment No. 808458SV

LIMITED LIABILITY COMPANY
WARRANTY DEED

THIS INDENTURE WITNESSETH, That SHEFFIELD COVE 1, LLC, an Indiana Limited Liability Company ("Grantor"), of Lake County in the State of Indiana, CONVEYS AND WARRANTS to MICHAEL FANCHER and KAREN FANCHER, tenancy in the entirety ("Grantees") of Lake County, in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot Numbered 12 as shown on the recorded plat of Sheffield Cove recorded in Plat Book 102, page 51 in the Office of the Recorder of Lake County, Indiana.

Parcel No. 009-12-14-0237-0017 45-10-24-252-003.000-034

Commonly known as: 3164 Austgen Place, Dyer, Indiana 46311

Subject to all covenants, conditions, easements, agreements, limitations, and restrictions of record.

Subject to real estate taxes for 2007 payable in 2008 together with delinquency and penalty if any, and all real estate taxes due and payable thereafter.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed. No Indiana Gross Income Tax due on this transaction.

IN WITNESS WHEREOF, Grantor has caused the foregoing Deed to be executed this 21st day of August 2008

SHEFFIELD COVE 1, LLC

By Peter J. Tzanetakos
written signature

Peter J. Tzanetakos - Member

By Rada Tzanetakos
written signature

Rada Tzanetakos - Membere

\$18
vds
MT



HOLD FOR MERIDIAN TITLE CORP.

808458

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 08 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

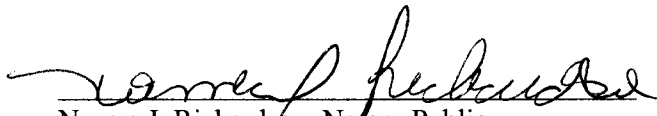
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

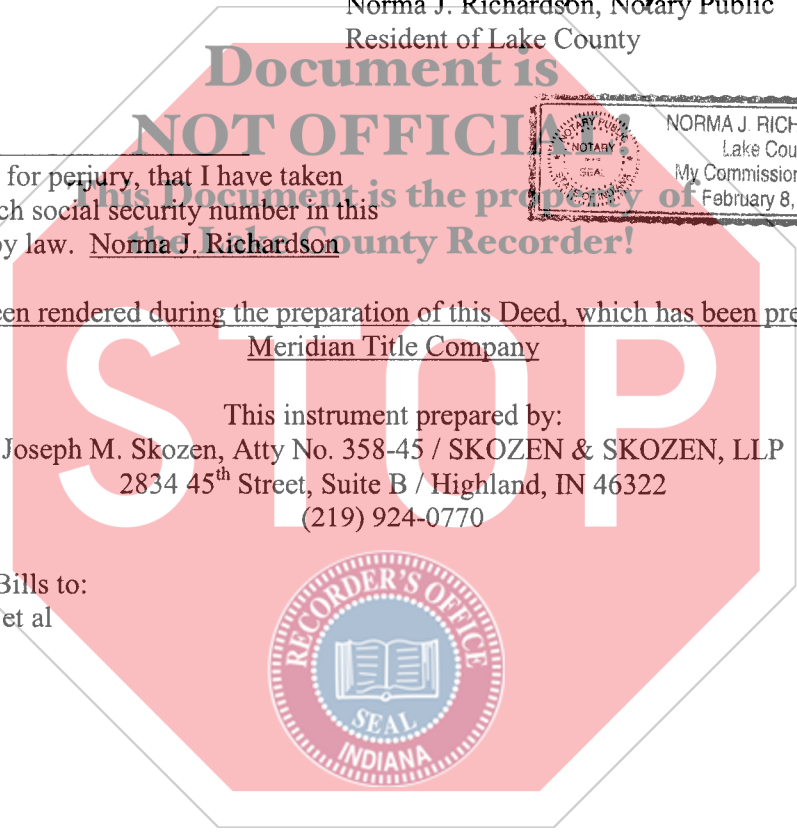
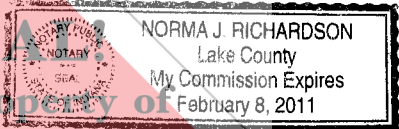
Before me, a Notary Public in and for said County and State, personally appeared Peter J. Tzanetakos and Rada Tzanetakos - Members of SHEFFIELD COVE 1, LLC, an Indiana Limited Liability Company, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of August 2008

My commission expires: 02/08/2011


Norma J. Richardson, Notary Public
Resident of Lake County

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Norma J. Richardson



No legal opinion has been rendered during the preparation of this Deed, which has been prepared at the request of Meridian Title Company

This instrument prepared by:
Joseph M. Skozen, Atty No. 358-45 / SKOZEN & SKOZEN, LLP
2834 45th Street, Suite B / Highland, IN 46322
(219) 924-0770

Return Deed and Mail Tax Bills to:
Grantees, Michael Fancher, et al
2602 Ridge Road
Lansing, IL 60438