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760002088 2007 093468

2007 NOV 27 AM 10:24
MICHAEL A. BROWN
RECORDER

2008 064627

THIS DOCUMENT IS BEING RE-RECORDED TO ADD SUFFIX TO GRANTEE
Mail Tax Bills to: Randolph J. Chavez Tax Key No. 26-9-0431-0012

2145 Superior Ave.
Whiting IN 46394

WARRANTY DEED
(CORPORATE)

This indenture witnesseth that **UNITED NEIGHBORHOODS, INC.**, an Indiana corporation, conveys and warrants to Randolph J. Chavez, of Lake County in the State of Indiana, for and in consideration of Ten Dollars and all other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Lot 12 in Parrish View Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 101, page 19 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3025 170th Street, Hammond, IN 46323.

Subject to all unpaid real estate taxes and assessments for 2007 due and payable in 2008 and for all real estate taxes and assessments for all subsequent years.

Subject to all easements, conditions, restrictions, covenants, and limitations contained in prior instruments of record and municipal zoning ordinances.

Subject to construction of a home on the property hereby conveyed to commence promptly, in accordance with the covenants, and to be completed within twelve (12) months from the conveyance of all real estate conveyed under this Deed. In the event that construction is not completed in twelve (12) months from this conveyance, all interest conveyed under this Deed shall cease, and title in fee simple to the same shall revert to and become revested in the Grantor, or its successors or assigns, and Grantor shall be entitled to enter upon and take possession of said property, PROVIDED that any such revesting of title to the Grantor:

1. Shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any Mortgage or Deed of Trust permitted by this Deed, and any rights or interests provided in the Purchase Agreement for the protection of the Trustees of any such Deed of Trust or the holders of any such mortgage; and
2. In the event that title to the said property or part thereof shall revert in the Grantor in accordance with the provisions of this Deed, the Grantor shall pursuant to its responsibilities under applicable law use its best efforts to re-sell the property or part thereof (subject to such mortgage liens as hereinbefore set forth and provided) to a qualified and responsible party (as determined by the Grantor) who will assume the obligation of completing the construction of a home on the property. Upon such resale of the property the proceeds therefrom shall be retained by the Grantor.

Grantor expressly limits said warranty only against the acts of the Grantor and all persons acting by, through or under the Grantor.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate requirements for the making of such conveyance have been satisfied.

Dated this 19 day of November, 2007.

United Neighborhoods, Inc.
By: Carlotta Blake-King
Carlotta Blake-King, Executive Director

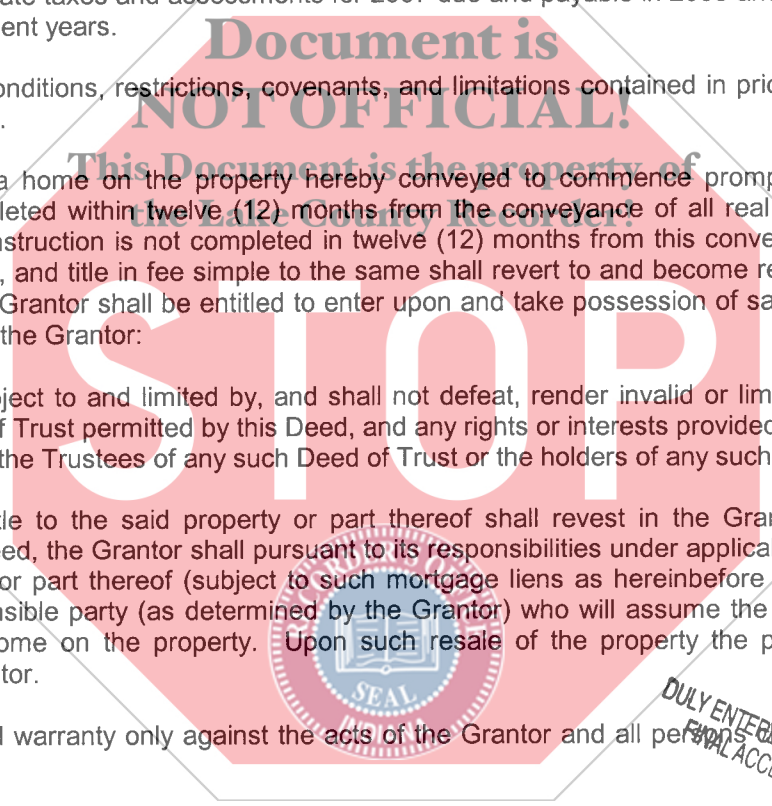
Attest: _____

Return to:
Steward Title
90 E. 91st St
Indianapolis, IN
46240

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 27 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

013802

023641



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2008 SEP 15 AM 9:43
MICHAEL A. BROWN
RECORDER

A:
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electronic

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of November, 2007, personally appeared Carlotta Blake-King, who is the Executive Director of United Neighborhoods, Inc. an Indiana, corporation, swearing to the truth of the statements made therein pertaining to the Gross Income Tax, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

MELISSA M. PULIDO **SEAL**
NOTARY PUBLIC - STATE OF INDIANA
My Commission Expires: **MY COMMISSION EXPIRES JUNE 29, 2011**
County of Residence: **RESIDENT LAKE COUNTY INDIANA**

Melissa M. Pulido

Notary Public

My Commission Expires:
County of Residence:

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.

NAB

Nicole A. Bennett

This instrument prepared by: Nicole A. Bennett, #20538-45-A, Tauber Westland & Bennett P.C.
1415 Eagle Ridge Drive, Schererville, IN 46375, Phone: 219-865-8400

