

2008 066431

2008 SEP 24 AM 8:49

MICHAEL A. BROWN  
RECORDER

Parcel ID #: 08-15-0039-0008  
Property Address: 6096 Broadway, Merrillville, IN 46410-2620

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
SEP 11 2008  
PEGGY HOLINGA KASUSAN  
LAKE COUNTY RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 17<sup>th</sup> day of July, 2008, between SUSAN SANDELMAN, AS SUCCESSOR TRUSTEE OF THE ROSEFF TRUST, having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, Grantor, and ROSEFF LLC, a Delaware limited liability company, having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, Grantee.

WITNESSETH, that said Grantor, in consideration of the sum of Eighteen and 00/100 (\$18.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with full power and authority in said Trustee to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, does hereby grant and release unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the County of Lake, and State of Indiana, as more particularly described on Exhibit A attached hereto and made a part hereof.

SAID LAND having been conveyed by Deed recorded on October 18, 1990, at Instrument # 129590, in the Office of the Recorder of Lake County, Indiana.

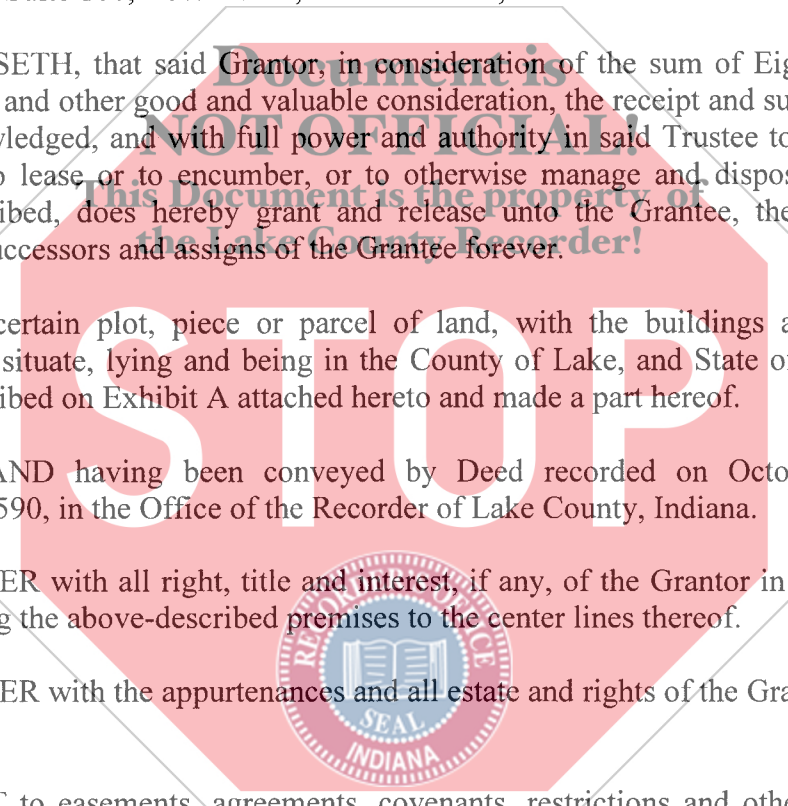
TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all estate and rights of the Grantor in and to said premises.

SUBJECT to easements, agreements, covenants, restrictions and other items of record and to rights of parties in possession.

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*slm*  
*2400*  
*3066865#*  
*E*



TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

AND the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the said Grantor does hereby covenant that, subject to the foregoing, it will forever warrant and defend the title to the premises unto the Grantee, its successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor, but against none other.

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

In the presence of:

Witnesses: Skylar Morelli  
Smorelli  
Print Name: Skylar Morelli

Susan Sandelman  
SUSAN SANDELMAN, AS SUCCESSOR  
TRUSTEE OF THE ROSEFF TRUST

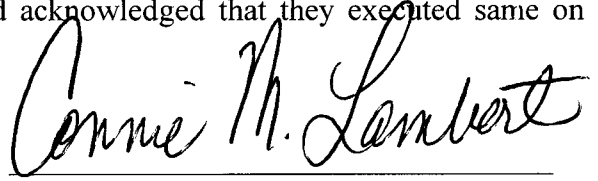
Maureen Sparra  
Print Name: MAUREEN SPARRA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On the 17<sup>th</sup> day of July, 2008, before me, the undersigned, personally appeared SUSAN SANDELMAN, AS SUCCESSOR TRUSTEE OF THE ROSEFF TRUST, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual or the

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person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Boca Raton, Palm Beach County, Florida, as the act and deed of the said trust, and acknowledged that they executed same on behalf of the trust.



Notary Public- State of Florida at Large  
Notary Print Name: *Connie M. Lambert*  
My Commission Expires: 10/06/08  
(SEAL)

CONNIE M. LAMBERT  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD360738  
EXPIRES 10/6/2008  
BONDED THRU 1-888-NOTARY1



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**EXHIBIT A**

Lots 6 to 11, both inclusive, in Block 10 in First Addition to Gary Annex, as shown in Plat Book 9, Page 34, Lake County, Indiana; can be described as part of the South East Quarter of Section 4, Township 35 North, Range 8, West of the 2nd Principal Meridian; commencing at a point of intersection on the South line of said Section 4 with the West line of Broadway (State Route 53), said line also being the East line of aforesaid Block 10, extended South, said point being 40.00 feet, more or less, West of the Southeast corner of said Section 4; thence North on the East line of Block 10 and extension thereof 30 feet, more or less, to the South line of Block 10, said line also being the North line of 61st Avenue for the Point of Beginning; thence continuing North along said East line of Block 10 150.72 feet, more or less to the North line of aforesaid Lot 6; thence West on the North line of said Lot 6 a distance of 125 feet, more or less to the West line of said Lots 6 to 11, both inclusive, said line also being the East line of a public alley; thence South 150.71 feet more or less, on the said West lines of Lots 6 to 11, both inclusive, to the South line of said Block 10; thence East 125.00 feet, more or less, on the South line of Block 10, to the Point of Beginning; all in Lake County, Indiana.

LESS AND EXCEPT property conveyed to the State of Indiana by Warranty Deed recorded August 29, 1995, under Instrument #95-050447 to-wit:

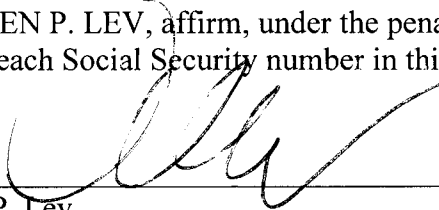
A part of Lots 6, 7, 8, 9, 10, and 11 in Block 10 in the First Addition to Gary Annex, an addition to the Town of Merrillville, Indiana, the plat of which is recorded in Plat Book 9, Page 34, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the southeast corner of said Lot 11, thence North 89 degrees 16 minutes 16 seconds West 125.00 feet along the south line of said Lot 11 to the southwest corner of said Lot 11, thence North 0 degrees 00 minutes 00 seconds East 10.00 feet along the west line of said Lot 11; thence South 89 degrees 16 minutes 16 seconds East 75.51 feet parallel with said South line, thence North 42 degrees 27 minutes 15 seconds East 58.49 feet, thence North 0 degrees 00 minutes 00 seconds East 97.05 feet parallel with the east line of said Lots 6 thru 9, both inclusive, to the north line of said Lot 6, thence South 89 degrees 16 minutes 36 seconds East 10.00 feet along said north line to the northeast corner of said Lot 6; thence South 0 degrees 00 minutes 00 seconds West 150.71 feet (150.72 feet deduced from said plat) along the East line of said Lots 6 thru 11, both inclusive, to the point of beginning and containing 3,519 square feet, more or less.

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**This instrument prepared by and return by mail to:**

Allen P. Lev., Esq.  
Kin Properties, Inc.  
→ 185 N.W. Spanish River Blvd., Suite 100  
Boca Raton, FL 33431  
Phone: 561/620-9200

I, ALLEN P. LEV, 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.

  
Allen P. Lev

**Mail Tax Statements to:**

Roseff LLC  
→ c/o Kin Properties  
185 N.W. Spanish River Blvd, Suite 100  
Boca Raton, FL 33431

