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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2008 067414

2008 SEP 29 AM 9:01

MICHAEL A. BROWN  
RECORDER

MAIL TAX BILLS TO:

RETURN TO:

John H. Hamater III & Julie H. Hamater  
13234 E. Lakeshore Drive - Unit K-102  
Cedar Lake, IN 46303

ONLY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2008

**SPECIAL WARRANTY DEED**

PEGGY HOLINGA KATONA  
LAKE COUNTY

**THIS INDENTURE WITNESSETH THAT CL VENTURES, LLC, an Indiana limited liability company (the "Grantor") CONVEYS to John H. Hamater III and Julie H. Hamater, ~~Tenants in Entirety~~ (the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:**

\*\*Husband and wife

Condominium Unit K-102 and Garage Unit P-35 in Sunset Harbor Condominium, a Horizontal Property Regime as created by Declaration recorded December 20, 2005, as Document No. 2005 111514 and Site Plan and Floor Plans recorded December 20, 2005, in Plat Book 98 page 72, as amended by the First Amendment thereto recorded on January 19, 2006, as Document No. 2006-004085, as amended by the Second Amendment thereto recorded on March 3, 2006, as Document No. 2006-018143, as amended by the Third Amendment thereto recorded on June 21, 2006, as Document No. 2006-053169, as amended by the Fourth Amendment thereto recorded on October 5, 2006, as Document No. 2006-087332, as amended by the Fifth Amendment thereto recorded on May 31, 2007, as Document No. 2007-044268, and Site Plans recorded May 31, 2007, in Plat Book 101, page 48, and as amended by the Sixth Amendment thereto recorded on June 23, 2008, as Document No. 2008-045627, and Site Plans recorded June 23, 2008, in Plat Book 102, pages 91 & 92, in the Office of the Recorder of Lake County, Indiana, together with the undivided interest in the common and limited common areas appertaining thereto.

Commonly known as Unit K-102, 13234 East Lakeshore Drive, Cedar Lake, Indiana (the "Real Estate"), and warrants to Grantee only that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor, and

**TICOR CP 920084023** Page 1 of 6

\$31  
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hereby disclaims all warranties under Indiana Code 32-17-1-2 which are inconsistent with the foregoing. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any; provided, however, that Grantor makes no warranties or representations to Grantee or to any of Grantee's successors in title to the Real Estate with respect to the Warranties, all of which are hereby disclaimed, without qualification, limitation or exception.

Tax Key No.: 003-31-25-0314-0095 and 003-31-25-314-0087

Tax Unit No.: 31

45-15-23-380-030-000-043  
45-15-23-380-022-000-043

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 2008, payable in 2009, and for all years thereafter.
2. Taxes for 2007, payable in 2008, and for all years thereafter.
3. Terms, provisions, covenants, easements and restrictions, in the declaration of Sunset Harbor Condominium (the "Declaration") recorded December 20, 2005, as Document No. 2005-111514, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in Sunset Harbor Condominium Association.
4. Easement as set out in the Declaration.
5. Assessments, charges and expenses levied by Sunset Harbor Condominium Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, as set out in the Declaration.
6. Covenants, conditions and restrictions contained in the plat of Sunset Harbor Planned Unit Development, recorded in Plat Book 97 page 52, and in the Plat of Sunset Harbor Phase Two, recorded in Plat Book 100, page 30.
7. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.
8. 35 foot Ingress/Egress and Utility Easement as shown on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.
9. 15 foot drainage easement as shown on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.

10. Blanket Utility Easement for public utilities shall exist over Non Building Areas at locations designated by the owners of the property subject to the Blanket easement until improvements are constructed at which time permanent and specific easements will be granted and placed of record over as built utility improvements at locations designated by the owners of the property subject to easements, affecting the common areas.
11. Easement for sewer line in favor of the Town of Cedar Lake dated August 22, 1973, and recorded September 20, 1973, as Document No. 221429, affecting the common areas.
12. Easement for sewer line purposes in favor of the Town of Cedar Lake dated October 27, 1973, and recorded December 26, 1973, as Document No. 233756, affecting the common areas.
13. Easement for sewer line purposes in favor of the Town of Cedar Lake, Lake County, Indiana, dated September 23, 1976, and recorded November 5, 1976, as Document No. 377861, affecting the common areas
14. Terms and provisions of Resolution No. 2002-02 of the Town of Cedar Lake Redevelopment Commission confirming a resolution of the Commission designating and declaring the Morse Street and 133rd Avenue economic development area and approving the economic development plan, recorded February 27, 2002, as Document No. 2002 020729.
15. Any adverse claim affecting the common areas, relative to Cedar Lake, based upon the assertion:
  1. that the Real Estate lies below the ordinary low water mark.
  2. that some portion of the Real Estate was created by artificial means.
  3. of rights and easements for navigation, commerce or recreation which may exist over that portion of the Real Estate lying beneath the waters thereof.
  4. of rights by upper and lower littoral owners with respect to the waters thereof.
16. 40 foot ingress, egress, drainage and utilities as shown on the recorded plat of Sunset Harbor Phase Two, recorded in Plat Book 100 page 30.
17. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said Sunset Harbor Phase Two, recorded in Plat Book 100 page 30.
18. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the Real Estate which would be, or should

should have been, revealed and disclosed by an accurate survey of the Real Estate.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the Real Estate, and that all necessary action for the making of this conveyance has been duly taken.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 10th day of July, 2008.

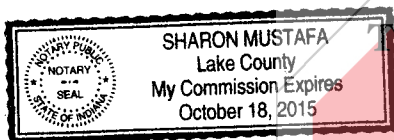
CL VENTURES, LLC, by WMB Corp.,  
its Manager

By: *Jason S. Weisler*  
Jason S. Weisler, Secretary

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JASON S. WEISLER, Secretary of WMB CORP., the Manager of CL VENTURES, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 10<sup>th</sup> day of July, 2008.

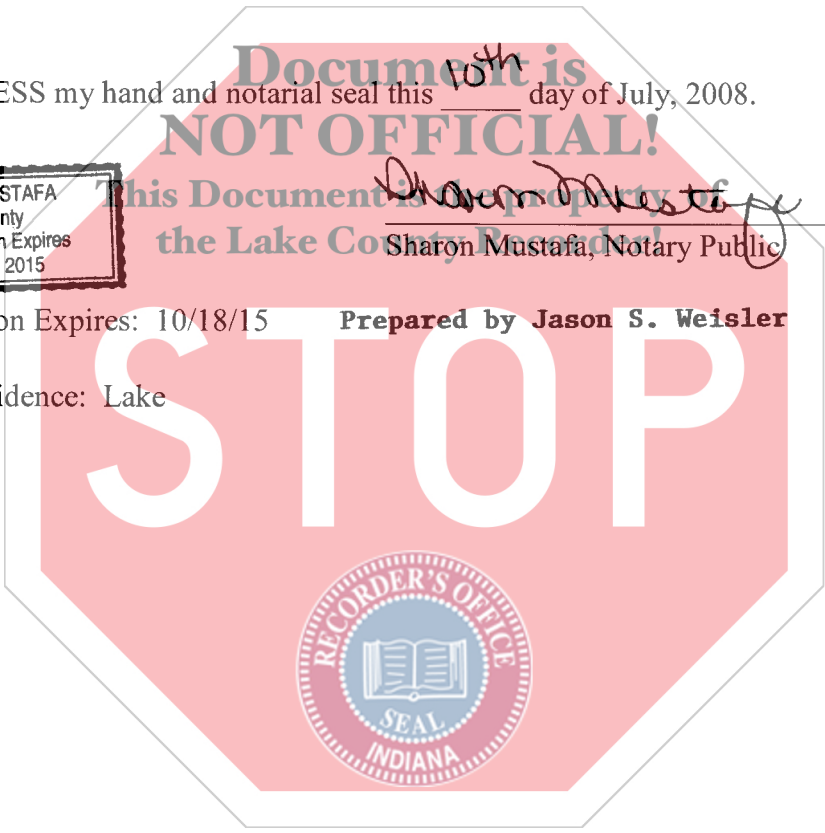


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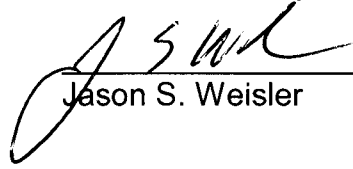
*Sharon Mustafa*  
Sharon Mustafa, Notary Public

My Commission Expires: 10/18/15     Prepared by Jason S. Weisler

County of Residence: Lake



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.

  
\_\_\_\_\_  
Jason S. Weisler



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