

6200 85925

**WARRANTY DEED**  
**Indiana Statutory**  
**LLC to Individual**

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 022616

2009 APR -8 AM 9:17

MICHAEL A. BROWN  
RECORDER

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 **RICHARD W. DAWSON, II**, 3237 Butler Avenue, Steger, IL 60475, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR - 7 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

SEE LEGAL DESCRIPTION ATTACHED HERETO

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.45-15-03-180-018.000-015/ 005-40-52-0132-0018  
PROPERTY ADDRESS: 8954 West 103<sup>rd</sup> Street, St. John, Indiana 46373

DATED this third (3<sup>rd</sup>) day of April, 2009.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this third (3<sup>rd</sup>) day of April, 2009.

BLB, ST. JOHN, LLC

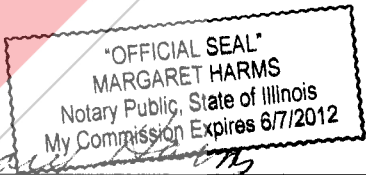
BY:

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 third (3<sup>rd</sup>) day of April, 2009.

Commission expires 6/7/12



NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: MR. RICHARD W. DAWSON, II, 8954 West 103<sup>rd</sup> Street, St. John, IN 46373  
MAIL TO: MR. RICHARD W. DAWSON, II, 8954 West 103<sup>rd</sup> Street, St. John, IN 46373

GRANTOR ADDRESS

ct  
19  
M

002521

CHICAGO TITLE INSURANCE COMPANY

**LEGAL DESCRIPTION**

**8954 West 103<sup>rd</sup> Street  
St. John, Indiana 46373**

TRACT 224: PART OF LOT "E", IN THE GATES OF ST. JOHN, UNIT 6A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 97, AND AS AMENDED IN PLAT BOOK 101 PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 560.00 FEET, HAVING A CHORD BEARING OF SOUTH 80 DEGREES 47 MINUTES 43 SECONDS EAST, 58.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 12 MINUTES 59 SECONDS EAST, 153.92 FEET TO THE NORTH LINE OF SAID LOT "E"; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT "E" 91.61 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 46 SECONDS WEST, 177.41 FEET TO THE SOUTH LINE OF SAID LOT "E"; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 560.00 FEET, HAVING A CHORD BEARING OF NORTH 74 DEGREES 17 MINUTES 07 SECONDS WEST, 68.38 FEET TO THE POINT 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.

