

WARRANTY DEED
Indiana Statutory
LLC to LLC

7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

THE GRANTOR, **BAY BRIDGE, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Indiana, of the Village of Steger, County of Will, State of Illinois, 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 **JAVD LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Indiana, having its principal address at **464 Brighton Lane, Dyer, IN 46311** the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

2009 065617

2009 SEP 28 AM 9:00

MICHAEL A. BROWN
RECORDER

CHICAGO TITLE INSURANCE COMPANY

Chc 020094396

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT IS SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED.

PARCEL NOS. 45-19-01-101-001.000-058 (Parcels 1 and 2) 45-19-02-226-004.000-007 (Parcel 3) and 45-19-01-251-005.000-007 (Parcel 4)

PROPERTY ADDRESS: 149th & Colfax Street, Lowell, IN 46356 (Parcels 1, 2 & 3)
PROPERTY ADDRESS: 5360 West 152nd Street, Crown Point, IN 46307 (Parcel 4)

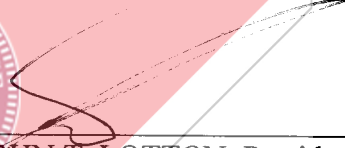
DATED this sixteenth (16th) day of September, 2009.

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 sixteenth (16th) day of September, 2009.

BAY BRIDGE, LLC

BY: 
D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager



BY: 
JOHN T. LOTTON, President of LOTTON DEVELOPMENT, INC., Manager

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

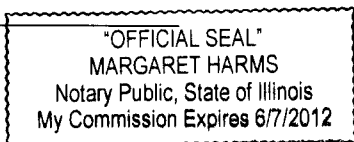
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STATE OF ILLINOIS, COUNTY OF WILL SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC. and JOHN T. LOTTON, President of LOTTON DEVELOPMENT, INC., personally known to me to be the Managers of said limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they as such Managers 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 sixteenth (16th) day of September, 2009.

Commission expires



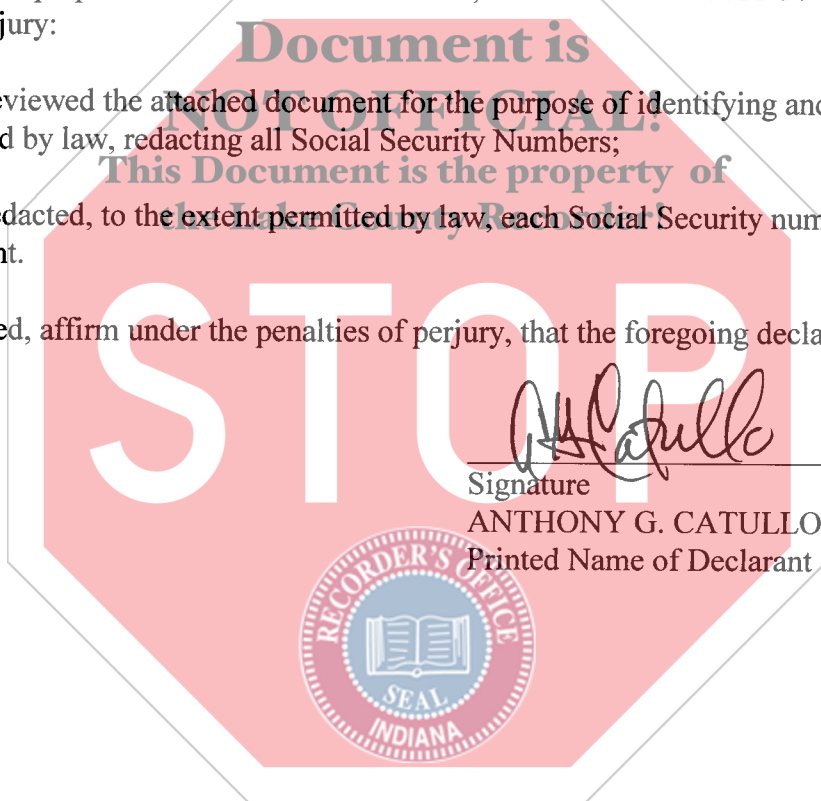

NOTARY PUBLIC


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.




Signature
ANTHONY G. CATULLO
Printed Name of Declarant

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO,
18141 Dixie Highway, Suite 108, Homewood, IL 60430
SEND TAX BILLS TO: JAVD LLC, 819 East Dixie Highway, Momence, IL 60954
MAIL TO: BRIAN L. DOBBEN, Hoogendoorn & Talbott, LLP,
122 South Michigan Avenue, Suite 1220, Chicago, IL 60603

PARCEL 1:

The North Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, excepting therefrom that part described as follows: Beginning at the Northwest corner of said Section 1; thence East, along the North line of said Section 1, a distance of 60.63 feet to the Southeast corner of Section 35, Township 34 North, Range 9 West of the 2nd Principal Meridian; thence South along a line parallel to the West line of said Section 1, a distance of 300 feet, more or less, to a point on the Northerly shoreline of Lake Dalecarlia; thence Northwesterly along said Northerly shoreline, a distance of 110 feet, more or less, to a point on the West line of said Section; thence North along the aforesaid West line, a distance of 210 feet, more or less, to the place of beginning.

Parcel 2:

The South Half of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, excepting therefrom the following 4 parcels:

- (a) Part of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian, being the North 150.00 feet of the South 325.00 feet of that part of said Northwest Quarter lying West of Lake Dalecarlia, in Lake County, Indiana.
- (b) Part of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian, being the North 150.00 feet of the South 625 feet of that part of said Northwest Quarter, lying West of Lake Dalecarlia, in Lake County, Indiana.
- (c) Part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, and part of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at a point on the East line of said Section 2, and 615 feet North of the Southeast corner thereof; thence West at right angles, a distance of 10 feet; thence Northwesterly along a curve to the right with a radius of 173.29 feet, a distance of 114.93 feet; thence continuing Northwesterly tangential to the aforesaid curve, a distance of 25.07 feet; thence Northeasterly with an interior angle of 110 degrees 44 minutes 45 seconds, a distance of 191 feet, more or less, to the Southerly shore of Lake Dalecarlia; thence Southeasterly along the Southerly Shore of Lake Dalecarlia, a distance of 137 feet to a point 50 feet Southeasterly of the West line of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd Principal Meridian; thence Southwesterly to a point on the West line of the Northwest Quarter of said Section 1, said point being 625 feet North of the Southwest corner thereof; thence South 10 feet to the place of beginning, in Lake County, Indiana.
- (d) Sherwood South, as per plat thereof, recorded in Plat Book 38 page 93, in Lake County, Indiana.

PARCEL 3:

A part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, excepting therefrom the following described six parcels:

- 1: Part of the Southwest Quarter of Section 35, Township 34 North, Range 9 West of the 2nd Principal Meridian, and part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at a point on the South line of said Southeast Quarter of Section 35 and 675 feet West of the Southeast corner thereof; thence North parallel to the East line of said Southeast Quarter of Section 35, a distance of 250 feet; thence West parallel to the South line of said Southeast Quarter of Section 35, a distance of 106.76 feet; thence Southwesterly along a curve to the left with a radius of 50 feet to a point 825 feet West of the East line and 225 feet North of the South line of said Southeast Quarter of Section 35; thence South parallel to the East line of the Southeast Quarter of Section 35; and said East line of the Southeast Quarter of Section 35 produced a distance of 320 feet, more or less, to the North bank of Cedar Creek, thence Easterly along the North bank of Cedar Creek to a point 675 feet West of the East line of the Southeast Quarter of Section 35 produced; thence North 80 feet, more or less, to the Place of Beginning, in Lake County, Indiana.

2: Outlot A and Lot 5A, in Sherwood, in the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 34 page 90, in the Office of the Recorder of Lake County, Indiana.

3: Part of the Southeast Quarter of Section 35, Township 34 North, Range 9 West of the 2nd Principal Meridian and part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter of said Section 35 and 825 feet West of the Section thereof; thence North 00 degrees 08 minutes West and parallel to the East line of said Section 35 a distance of 250 feet; thence West and parallel to the South line 76.75 feet; thence South 75 degrees 43 minutes 25 seconds West 101.379 feet to the Northeast corner of Lot 5, in Sherwood; thence South 00 degrees 08 minutes East 188.50 feet; thence South 67 degrees 09 minutes 49 seconds West 94.049 feet to South line of said Section 35; thence South 46 degrees 41 minutes 23 seconds West 39.47 feet more or less to the Northerly bank of Cedar Creek; thence Easterly along the Northerly bank of Cedar Creek to a point 825 feet West of the East line of said Section 35 produced; thence North 95 feet more or less, in Lake County, Indiana.

4: That part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, described as follows: Beginning at the Northeast corner of said Section 2, thence West, along the North line of the Northeast Quarter of said Section 2, a distance of 254.37 feet, more or less, to a point lying 315.0 feet West of the Southeast corner of Section 35 Township 34 North, Range 9 West of the 2nd Principal Meridian; thence South 00 degrees 08 minutes 00 seconds East, along a line which is parallel to and 315.0 feet West of the East line of the Southeast Quarter of said Section 35, extended Southerly a distance of 130.0 feet, more or less, to a point on the Northerly shoreline of Lake Dalecarlia; thence Southeasterly along said Northerly shoreline, a distance of 280 feet, more or less, to a point on the East line of the Northeast Quarter of said Section 2; thence Northerly, along the East line of the Northeast Quarter of said Section 2, a distance of 210.0 feet, more or less, to the place of beginning, in Lake County, Indiana.

5: That part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 2; thence West along the North line of said Section 2 (also being the South line of Section 35, Township 34 North, Range 9 West of the 2nd Principal Meridian), a distance of 254.37 feet, more or less, to a point lying 315.0 feet West of the Southeast corner of said Section 35; thence South 0 degrees 08 minutes 00 seconds East, a distance of 130 feet, more or less, to a point on the Northerly shoreline of Lake Dalecarlia; thence Northwesterly, along said Northerly shoreline, 215 feet, more or less, to a point on the North line of said Section 2; thence East, along said North line, a distance of 170 feet, more or less to the place of beginning, in Lake County, Indiana.

6: A part of the East 1/2 of the Northeast 1/4 of Section 2 and a part of the West 1/2 of the Northwest 1/4 of Section 1, in Township 33 North, Range 9 West of the 2nd Principal Meridian described as follows: Commencing at the Northwest corner of said East 1/2 of the Northeast 1/4 of Section 2; thence South 88 degrees 47 minutes 21 seconds East, along the North line of said Section 2, 116.97 feet to the center of Cedar Creek, thence South 71 degrees 51 minutes 30 seconds East, along said centerline, 391.25 feet, thence South 65 degrees 04 minutes 23 seconds East along said centerline, 94.05 feet, thence South 46 degrees 00 minutes 46 seconds East, along said centerline, 147.54 feet, thence South 62 degrees 10 minutes 10 seconds East along said centerline, 120.05 feet, to the centerline of Lake Dalecarlia; thence North 79 degrees 51 minutes 27 seconds East, along said centerline 164.92 feet; thence South 57 degrees 58 minutes 08 seconds East, along said centerline, 267.56 feet; thence South 4 degrees 32 minutes 35 seconds East along said centerline, 230.61 feet; thence South 23 degrees 28 minutes 46 seconds East along said centerline, 223.04 feet; thence South 41 degrees 04 minutes 26 seconds East along said centerline, 301.11 feet; thence South 5 degrees 48 minutes 35 seconds West along said centerline, 293.60 feet; thence South 13 degrees 46 minutes 05 seconds East, along said centerline, 183.87 feet; thence South 43 degrees 36 minutes 46 seconds East along said centerline 96.29 feet; thence South 79 degrees 53 minutes 50 seconds East along said centerline, 251.78 feet; thence South 70 degrees 53 minutes 01 second West, 126.70 feet, to the Northeast corner of Lot 8 in Sherwood South, as per plat thereof, recorded in Plat Book 38 page 93, in the Office of the Recorder of Lake County, Indiana, thence South 86 degrees 15 minutes West 335.00 feet; thence North 76 degrees 53 minutes 47 seconds West 81.95 feet; thence North 41 degrees 40 minutes 50 seconds West 122.77 feet; thence South 45 degrees 00 minutes 00 seconds West 238.00 feet; thence North 0 degrees 00 minutes 00 seconds East 11.07 feet; thence North 44 degrees 14 minutes 30 seconds West 370 feet, (368.42 feet calculated), thence North 9 degrees 50 minutes 30 seconds West, 259.60 feet (270.11 feet calculated), to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 2; thence North 89 degrees 06 minutes 12 seconds West, along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 2, 715.13 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence North 0 degrees 18 minutes 56 seconds West along the West line of the East 1/2 of the Northeast 1/4 of said Section 2, 1,250.43 feet to the place of beginning, in Lake County, Indiana.

Parcel 4: Lot 14 in Ravinia Woods, as per plat thereof, recorded in Plat Book 91 page 24, as amended by the Plat of Correction of Ravinia Wood recorded in Plat Book 99 page 25, in the Office of the Recorder of Lake County, Indiana.

Exhibit B
Bay Bridge, LLC Deed
Permitted Exceptions

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for the year 2008 due and payable in 2009.
7. Taxes for the year 2009 due and payable in 2010.
8. Inspection Easement by Bay Bridge, LLC, in favor of First United Bank, dated December 21, 2004 and recorded December 29, 2004 as Document No. 2004 111352.
(Affects Parcels 1, 2 and 3)
9. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
10. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
11. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within 153rd Avenue along the South side of the land.
(Affects Parcel 1)
12. Right of way for drainage, flow and maintenance of Foss Creek Ditch together with an additional 75 foot right of way as provided by IC 36-9-27-33.
(Affects Parcel 1)
13. Easement for communication lines in favor of American Telegraph and Telephone Company dated May 18, 1970 and recorded May 20, 1970, as Document No. 59013, and as amended by additional line rights, recorded March 22, 1989, as Document No. 028406.
(Affects the North 30 feet of Parcel 1)

14. Right of Wonder Lakes Development Corporation to overflow the Northeast Quarter of the Northeast Quarter of Section 2, and the Northwest Quarter of the Northwest Quarter of Section 1, Township 33 North, Range 9 West or any part thereof and to maintain its present dam or to increase the height thereof, suitable for its own needs and requirements, and for any indefinite period as to time and to maintain and to continue to maintain, the present water level of said lake so created, all as set out in the grant given to Robert G. Frazier, a bachelor, to Wonder Lakes Development Corporation, dated September 12, 1934 and recorded October 3, 1934, in Miscellaneous Record 263 page 586.
(Affects Parcel 1)
15. Any adverse claim relative to Lake Dalcarlia based upon the assertion that:
- The land legally described in the attached Warranty Deed that lies below the ordinary low water mark.
 - Any adverse claim based on the assertion that some portion of the land legally described in the attached Warranty Deed was created by artificial means.
 - Such rights and easements for navigation, commerce or recreation which may exist over that portion of said land legally described in the attached Warranty Deed lying beneath the waters thereof.
 - Rights of upper and lower littoral owners with respect to the waters thereof.
16. Covenants, conditions, and restrictions contained in the plat of Ravinia Woods, recorded Plat Book 91 Page 24, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Violation thereof will not result in forfeiture or reversion of title.
(Affects Parcel 4)
17. Covenants, conditions, and restrictions contained in Declaration of Restrictive Covenants for Ravinia Woods, recorded December 13, 2001 as Document No. 2001 102570, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Violation thereof will not result in forfeiture or reversion of title.
(Affects Parcel 4)
18. Building line affecting the South 50 feet of the land, as shown on the recorded plat of said subdivision.
(Affects Parcel 4)
19. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivisions.

20. Easement for right of way and utilities affecting South 10 feet of the land as shown on recorded plat of said subdivision.
(Affects Parcel 4)
21. Easement for Drainage affecting Southerly portion of the land as shown on recorded plat of said subdivision.
(Affects Parcel 4)

