

3

LAKE COUNTY RECORDS

2010 011649

2010 FEB -3 AM 10:44

MAIL TAX BILLS TO:  
Thomas Venditti  
16115 Sheffield Ave,  
Cedar Lake IN 46303

RETURN TO:  
Thomas Venditti  
16115 Sheffield Ave  
Cedar Lake, IN  
46303

TICOR CP  
920100263

**SPECIAL WARRANTY DEED**

**Document is**

**THIS INDENTURE WITNESSETH THAT** Paradise Cove, LLC, an Indiana limited liability company (the "Grantor") **CONVEYS** to Thomas L. Venditti, an unmarried man (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:

Part of the Southwest 1/4 of Section 26, Township 34 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Southeast corner of Binyon's Addition, as per plat thereof, recorded in Plat Book 16, page 13, in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 27 minutes 57 seconds West, along the South line of said Binyon's Addition, 20.00 feet to the West right-of-way line of Morse Street and the place of beginning; thence South 00 degrees 17 minutes 31 seconds East, along said West right-of-way line, 81.84 feet; thence North 81 degrees 23 minutes 19 seconds West, 71.43 feet; thence North 54 degrees 04 minutes 27 seconds West, 33.10 feet; thence North 34 degrees 56 minutes 51 seconds West, 40.65 feet; thence North 00 degrees 53 minutes 39 seconds East, 19.52 feet to the South line of said Binyon's Addition; thence South 89 degrees 27 minutes 57 seconds East, along said South line, 120.00 feet to the place of beginning.

Containing 0.182 acres, more or less.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

FEB 26 2010

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051090

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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TI  
RM

Commonly known as 13902 Morse Street , 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 hereby disclaims all warranties under Indiana Code 32-17-1-2 which are inconsistent with the foregoing.

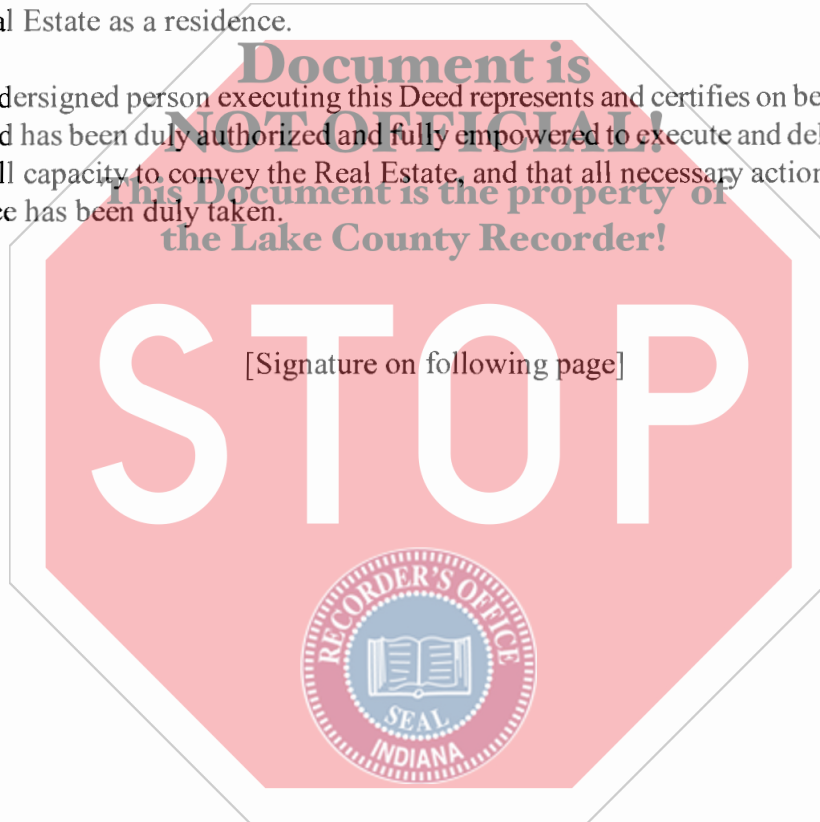
Property Number: a part of 45-15-26-376-004.000-43

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2009, payable in 2010, and for all years thereafter;
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any;
3. Rights of the Public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Real Estate taken or used for road purposes; and
4. Restrictions and easements of record which do not materially interfere with Grantee's use of the Real Estate as a residence.

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 on following page]



IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 23<sup>rd</sup> day of February, 2010.

Paradise Cove, LLC, by WMB Corp.,  
its Manager

By: \_\_\_\_\_

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 Paradise Cove, 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 23<sup>rd</sup> day of February, 2010.



\_\_\_\_\_  
Notary Public

My Commission Expires: 5-27-16

County of Residence: Lake

*I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by Jason S. Weisler, Attorney at Law, 1000 E. 80<sup>th</sup> Place, Suite 700 North, Merrillville, Indiana 46410*