

4

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 038126

2010 JUL -2 AM 10:17

MICHELLE R. FAJMAN
RECORDER

LIMITED WARRANTY DEED

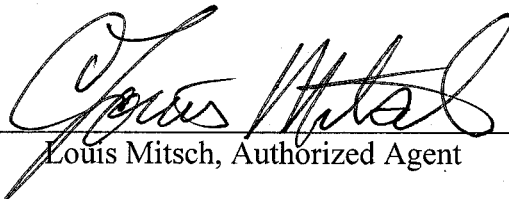
THIS INDENTURE WITNESSETH, THAT The Community Builders, Inc., a Massachusetts nonprofit corporation ("Grantor"), BARGAINS, SELLS AND CONVEYS to Northtown Village Townhomes II Limited Partnership, an Indiana limited partnership ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Lake County, State of Indiana, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate").

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successor and assigns, that Grantor will forever defend title to the Real Estate against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of Grantor, but not otherwise, subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

The undersigned person executing this Limited Warranty Deed on behalf of the Grantor represents and certifies that he is the Authorized Agent of the Grantor and has been fully empowered, by proper corporate actions, to execute and deliver this Limited Warranty Deed; that the Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor caused this Limited Warranty Deed to be executed this 30 day of June, 2010.

THE COMMUNITY BUILDERS, INC., a Massachusetts nonprofit corporation

By: 
Louis Mitsch, Authorized Agent

\$ 22
CMT
000 874
PTS
CMA

#3
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

{20100498.DOC}

JUL 02 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

027719

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of East Chicago, County of Lake, State of Indiana, described as follows:

Parcel 1:

Lots 21, 22 and 23 in Block 1 in First Addition to Indiana Harbor, as per plat thereof recorded in plat Book 5 Page 14 in the office of the Recorder of Lake County, Indiana.

Parcel 2:

Lots 24 though 28, both inclusive in Block 2 in First Addition to Indiana Harbor, as per plat recorded in plat Book 5 Page 14 in the office of the Recorder of Lake County, Indiana.

Parcel 3:

Lot 1, Lot 2 (except the South 1 foot 6 inches), Lot 3 and the South 1 foot 6 inches of Lot 2, Lot 4 and Lot 5 in Block 52 in First Addition to Indiana Harbor, as per plat recorded in Plat Book 5, Page 14, in the office of the Recorder of Lake County, Indiana.

Parcel 4:

Lot 21, 22, 23, 24, 25, 26, 27 and 28 in Block 53 in First Addition to Indiana Harbor, as shown in Plat Book 5, Page 9, as per plat recorded in Plat Book 5, Page 14, in the office of the Recorder of Lake County, Indiana.

Parcel 5:

Tract 1:

The East 25 feet of Lot 1 in Block 53 in Resubdivision of Lots 12 to 17, both inclusive, in Block 53 in Indiana Harbor, in the City of East Chicago, as per plat thereof recorded in Plat Book 5, page 15 in the office of the recorder of Lake County, Indiana.

Tract 2:

Part of Lots 1 and 2 in Block 53 in Resubdivision of Lots 12 to 17, both inclusive in Block 53 in Indiana Harbor, in the City of East Chicago, as per plat thereof recorded in Plat Book 5, page 15, in the Office of Recorder of Lake County, Indiana, described as follows: beginning at the Northwest corner of Lot 2; thence South along the West line of said Lot 56.35 feet to a point which is 50.23 feet North of the Southwest corner of Lot 2, measured along the West line thereof; thence East 29.8 feet to a point on a line which is 25 feet West of and parallel with the East line of Lot 1; thence North, along said parallel line to a point on the North line of said Lot 1, which is 25 feet West of the Northeast corner of Lot 1; thence West along the North line of said Lots 1 and 2 a distance of 28.01 feet to the point of beginning.

Tract 3:

Part of Lots 1 and 2 in Block 53 in Resubdivision of Lots 12 to 17, both inclusive, Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 15, in the Office of the Recorder of Lake County, Indiana, described as beginning at a point on the West line of Lot 2, 50.23 feet North of the Southwest corner thereof; thence East 29.8 feet to point 25 feet West of the East line of Lot 1; thence South parallel and 25 feet West of the East line of said Lot 1 to the South line thereof; thence West along the South line of Lots 1 and 2 to the Southwest corner of said Lot 2; thence North 50.23 feet to the Place of Beginning.