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STATE OF ILLINOIS  
LAKE COUNTY  
FILED FOR RECORD

2011 026730

2011 MAY 12 PM 2:28

RECORDER

Mail Tax Statements To: First National Bank of Illinois, 3256 Ridge Rd., Lansing, IL 60438  
Grantee's Address: First National Bank of Illinois, 3256 Ridge Road, Lansing, IL 60438

**WARRANTY DEED**

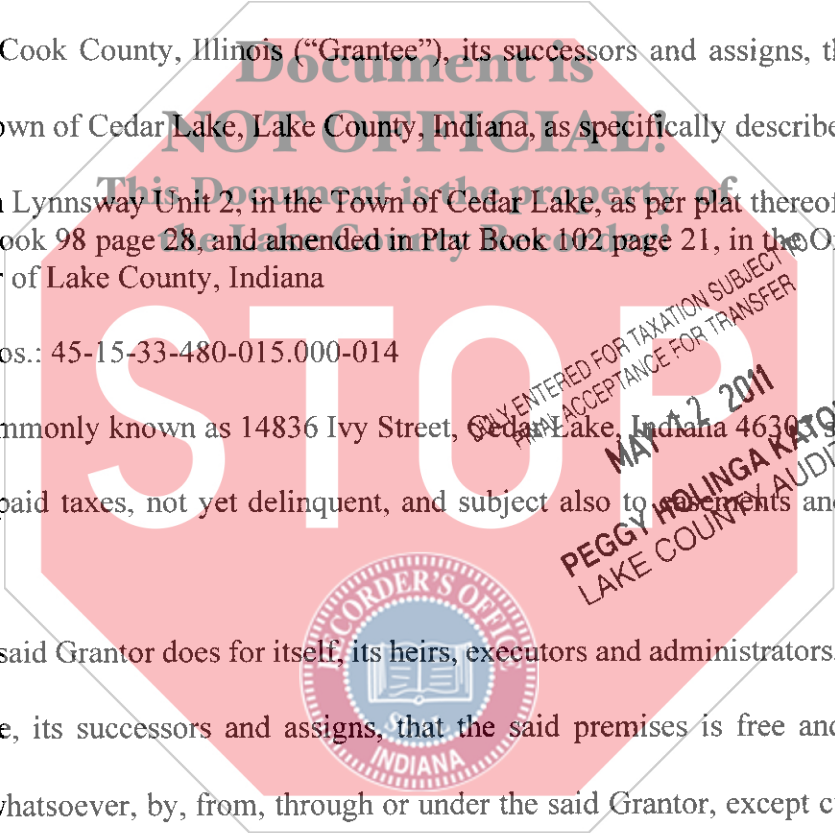
Michael Poe Builders, LLC, ("Grantor"), for good and valuable consideration pursuant to the terms of a Settlement Agreement dated April 18, 2011, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant and convey to First National Bank of Illinois, a nationally chartered bank existing under the laws of Illinois, with its principal office located at 3256 Ridge Road, Lansing, Cook County, Illinois ("Grantee"), its successors and assigns, the real property located in the Town of Cedar Lake, Lake County, Indiana, as specifically described as follows:

Lot 46 in Lynnsway Unit 2, in the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 98 page 28, and amended in Plat Book 102 page 21, in the Office of the Recorder of Lake County, Indiana

Parcel Nos.: 45-15-33-480-015.000-014

More commonly known as 14836 Ivy Street, Cedar Lake, Indiana 46308, subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

And the said Grantor does for itself, its heirs, executors and administrators, covenants with the said Grantee, its successors and assigns, that the said premises is free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto



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✓ # 14003  
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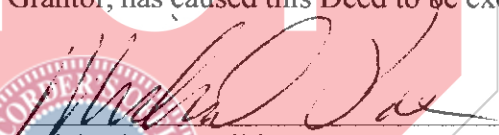
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belonging , unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

This consideration therefore is full release of all debts, notes, obligations, costs and charges subsisting on account and by the terms of certain mortgages heretofore existing on the property herein conveyed, executed by Michael Poe Builders, LLC, as mortgagee, dated February 26, 2007, and recorded March 2, 2007, as Document No. 2007018668 in the Office of the Recorder of Lake County, Indiana, this conveyance completely satisfying said obligations and terminating said mortgages and the notes secured thereby and any effect thereof in all respects except that said principal sum of \$350,000.00 and the interest due and to accrue due thereon, shall not merge in the equity of redemption of said premises, but shall be kept alive and on foot as a charge thereon so as to protect mortgagee against all encumbrances, charges and estate, if any such there be, subsequent to said mortgages. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than the agreements between grantor and grantee with respect to said land, the consideration to be paid to grantee by grantor, and the current status of title thereon. And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

IN WITNESS WHEREOF, the said Grantor, has caused this Deed to be executed this 28th day of April, 2011.



  
Michael Poe Builders, LLC  
By: Michael L. Poe, its Member

