This Document Prepared By:

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After Recording Return To: D&W Custom Builders, LLC 8600 Stonegate Court St. John, Indiana 46373 20 1 042618

STATE OF INGIANA LAKE COUNTY FILED FOR RECORD

2011 AUG -9 AM 11: 34

MICHEL A FUMAN RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that V3 LAKE HILLS, L.L.C., a Delaware limited liability company ("Grantor"), having its principal place of business at 7325 Janes Avenue, Suite 100, Woodridge, Illinois 60517, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to D&W CUSTOM BUILDERS, LLC, an Indiana limited liability company, (AGrantee@), having its principal place of business at 8600 Stonegate Court, Saint John, Indiana 46373, all interest in the following described real estate situated in the County of Cook, State of Illinois described as follows (the AProperty@):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF This Document is the property of

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on <u>Exhibit B</u> attached hereto and made a part hereof (the "<u>Permitted Exceptions</u>"); and lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

FIDELITY CR 920112436

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AUG 0 8 2011

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CLERK ____

IN WITNESS WHEREOF, V3 LAKE HILLS, L.L.C., a Delaware limited liability company, has caused this Special Warranty Deed to be executed as of the 18th day of July, 2011.

V3 LAKE HILLS, L.L.C.,

a Delaware limited liability company

By: V3 Realty Company, L.L.C., an Illinois limited liability company, its manager

By: V3 Realty Management Corp., its manager

Keith A. Blais, Vice President

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.E.C., an Illinois limited liability company, which in turn is the manager of V3 LAKE HILLS, L.L.C., a Delaware 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 he signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of V3 Realty Management Corp., as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of July, 2011

Notary Public

My commission expires: 4

Mail subsequent tax bills to: D&W Custom Builders, LLC 8600 Stonegate Court St. John, Indiana 46373 [seal]

Official Seal
Jodi S Rana
Notary Public State of Illinois
My Commission Expires 04/19/2015

Exhibit A

Legal Description

Lot 18 in Lake Hills Resubdivision Unit 3, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 98 Page 19, in the Office of the Recorder of Lake County, Indiana.

Property No. 45-11-28-176-005.000-035



Exhibit B

Permitted Exceptions

- 1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY WHICH ARE DUE AND PAYABLE AFTER CLOSING.
- 2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE, OR ANY OF THE GRANTEE=S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES.
- 3. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF LAKE HILLS RESUBDIVISION UNIT 3, AN ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 98 PAGE 19, 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
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT 4. OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEXTHANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCIMINATE AGAINST HANDICAPPED PERSONS, CONTAINED IN A CERTAIN DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062, AND AS AMENDED BY THE FIRST ADDENDUM TO THE DECLARATION RECORDED DECEMBER 6, 2004 AS DOCUMENT NO. 2004 102950, AND FURTHER AMENDED BY THE SECOND ADDENDUM TO THE DECLARATION RECORDED JANUARY 12, 2005 AS DOCUMENT NO. 2005 002210, AND FURTHER AMENDED BY THE THIRD ADDENDUM RECORDED APRIL 5, 2007 AS DOCUMENT NO. 2007 028280, AND FURTHER AMENDED BY THE FOURTH ADDENDUM RECORDED APRIL 5, 2007 AS DOCUMENT NO. 2007 028281, INCLUDING BUT NOT LIMITED TO THE DUTIES AND OBLIGATIONS ARISING FROM THE AUTOMATIC MEMBERSHIP IN AND THE POWERS OF THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT CORPORATION, IT'S SUCCESSORS AND ASSIGNS. RESTRICTIONS DO NOT PROVIDE FOR FORFEITURE OR REVERSION FOR VIOLATION THEREOF.
- 5. EASEMENTS AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004, AS DOCUMENT NO. 2004 095062.
- 6. ASSESSMENTS CHARGES AND EXPENSES LEVIED BY THE LAKE HILLS MASTER HOMEOWNERS ASSOCIATION, INC., AN INDIANA NOT-FOR-PROFIT

- CORPORATION, IT'S SUCCESSORS AND ASSIGNS, AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
- 7. BUILDING LINE OVER THE SOUTHEASTERLY 40 FEET (MAXIMUM) AND THE SOUTHEASTERLY 25 FEET (MINIMUM) OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- 8. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
- 9. EASEMENT FOR UTILITIES AFFECTING THE SOUTHEASTERLY 12 FEET AND THE NORTHERLY 26 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

