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This Document Prepared By:

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

2011 042618

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 AUG -9 AM 11:34

MICHELLE S. DUDMAN  
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, (Grantee), 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 Property):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

**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 Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

**FIDELITY CP**

920112436



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 08 2011

054663

PEGGY HOLINGA KATONA  
CLERK/AUDITOR

AMOUNT \$ 25<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE FW  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM ✓  
CLERK AW



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
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, 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 DISCRIMINATE 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.

