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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

This Document Prepared By:

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Silver & Mishkin, L.L.C.
400 Skokie Blvd., Suite 850
Northbrook, Illinois 60062

2011 044424

2011 AUG 18 AM 9:34

MICHAEL J. HAN
Recorder

After Recording Return To:
Rory and Lana Ravens
2054 W. Tower Road
Kankakee, Illinois 60901

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 **RORY and LANA RAVENS**, an Illinois limited liability company, ("**Grantee**") residing at 2054 W. Tower Road, Kankakee, Illinois 60901, all interest in the following described real estate situated in the County of Lake, State of Indiana described as follows (the "**Property**"):

*Rory Ravens and Lana Ravens, husband and wife

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

920112416



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 12 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR 028234

AMOUNT \$ 2500
CASH _____ CHARGE FW
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK RM

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 10th day of August, 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

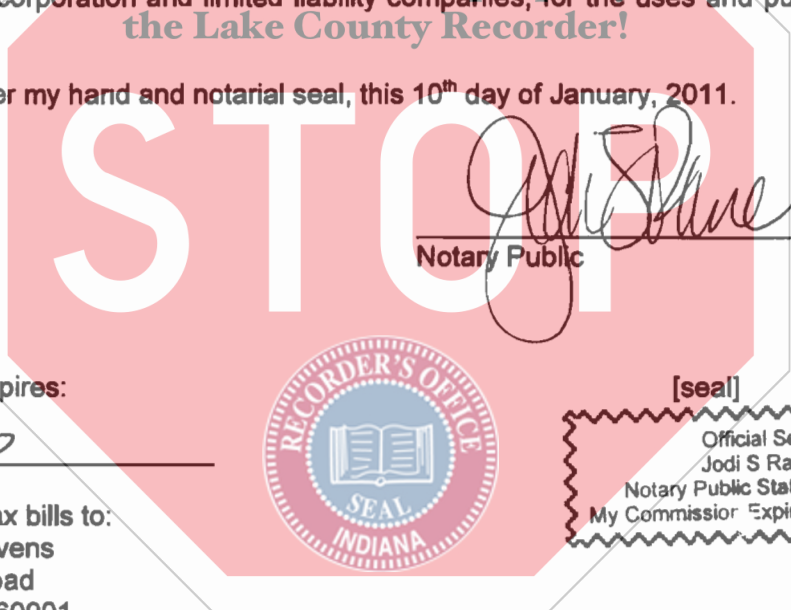
By: V3 Realty Management Corp., its manager

By: *Keith A. Blais*
Keith A. Blais, Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF ~~COOK~~ ^{WILL})

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.L.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 10th day of January, 2011.



Jodi S Rana
Notary Public

My commission expires:
4-19-15

Mail subsequent tax bills to:
Rory and Lana Ravens
2054 W. Tower Road
Kankakee, Illinois 60901

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

EXHIBIT A
LEGAL DESCRIPTION

Lot 105 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.

Key Number: 45-11-28-327-017.000-035



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 NOT YET DUE AND PAYABLE
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. BUILDING LINE AFFECTING THE WEST 40 FEET (MAXIMUM) AND WEST 25 FEET (MINIMUM) OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION
4. BUILDING LINE AFFECTING THE EASTERLY AND SOUTHEASTERLY 25 FEET OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
5. 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.
6. 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, AND FURTHER AMENDED BY THE FIFTH ADDENDUM RECORDED APRIL 22, 2009 AS DOCUMENT NO. 2009 025619, AND ALL SUBSEQUENT AMENDMENTS THERETO, 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.

7. EASEMENTS AS SET OUT IN THE DECLARATION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 2004 095062.
8. 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.
9. GRANT(S) AND/OR RESERVATION(S) OF EASEMENT(S) CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION.
10. EASEMENT FOR UTILITIES AFFECTING THE WESTERLY 12 FEET AND THE EASTERLY AND SOUTHEASTERLY 12 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.
11. EASEMENT FOR NO ACCESS AFFECTING THE EASTERLY AND SOUTHEASTERLY 5 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.
12. EASEMENT FOR CONSERVATION AFFECTING EAST 40 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

