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LAKE COUNTY
FILED FOR RECORD

2011 045167

2011 AUG 22 AM 9:39

Mail Tax Bills To: Grantee
3500 Union Avenue
Steger, IL 60475

Parcel No. 45-15-02-104-009.000-059

20112556

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Cecelia A. Nelson
of Lake County in the State of Indiana

CONVEY AND WARRANT TO: Corsam Properties, LLC
of Will County in the State of Illinois

for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

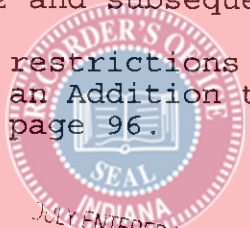
Tract 1325: Part of Lot "F" in the Gates of St. John, Unit 2, as per plat thereof, recorded in Plat Book 100 page 96, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Lot; thence South 00 degrees 00 minutes 23 seconds East, along the East line of said Lot, 50.00 feet to the point of beginning; thence South 00 degrees 00 minutes 23 seconds East, continuing along said East line, 50.00 feet; thence South 89 degrees 59 minutes 35 seconds West, along a line parallel with the North line of said Lot, 155.75 feet to the West line of said Lot; thence North 00 degrees 00 minutes 25 seconds West, along said West line, 50.00 feet; thence North 89 degrees 59 minutes 35 seconds East, along a line parallel with the North line of said Lot, 155.75 feet to the place of beginning.

Commonly known as: 10169 Privet Drive, Crown Point, Indiana

Subject To:

1. Taxes for 2011 payable 2012 and subsequent years.
2. Covenants, conditions, and restrictions contained in the plat of The Gates of St. John, Unit 2, an Addition to the Town of St. John, recorded in Plat Book 100, page 96.

AMOUNT \$ 20.00
 CASH _____ CHARGE CT
 CHECK # _____
 OVERAGE _____
 COPY _____
 NON-COM _____
 CLERK CR



JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2011
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

028449

LAKE COUNTY RECORDER'S OFFICE

3. Covenants, conditions, and restrictions contained in Declaration, recorded July 27, 2007 as Document No. 2007 061220.
4. Assessments for expenses levied in favor of Magnolia Gate Cottage Home Association, Inc., pursuant to the Declaration.
5. Covenants, conditions, and restrictions contained in Declaration, recorded July 27, 2007 as Document No. 2007 061221.
6. Assessments for expenses levied in favor of Gates of St. John Homeowner's Association, Inc. pursuant to the Declaration.
7. Easement for electric transmission tower and lines in favor of Chicago District Electric Generating Corporation, an Indiana corporation, dated October 4, 1956, and recorded November 26, 1956, in Miscellaneous Record 676, page 503.
8. Easement for fiber optic cable in favor of American Telephone and Telegraph Company, a New York corporation, dated June 26, 1989, and recorded July 6, 1989, as Document No. 045230.
9. Right of Way and Easement Agreement made by and between RMT Farms, LLC, an Indiana limited liability company, and RST, LLC, an Indiana limited liability company, each as to an undivided $\frac{1}{2}$ interest, and Williams Communications, Inc., a Delaware corporation, recorded August 29, 2000, as Document No. 2000 062441.
- 10 Rights or claims of parties in possession not shown by the public records.
- 11 Easements for ditches, drains, laterals, and drain tile, if any.
- 12 Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 13 Highways, easements, right-of-ways, and restrictions of record, if any.


Dated this 17th day of August, 2011.

Cecelia A. Nelson
Cecelia A. Nelson

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of August, 2011 personally appeared: Cecelia A. Nelson and acknowledged the execution of the foregoing Warranty Deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 9-12-15 *Melissa Yanez* Notary Public
County of Residence: Lake 

At the time of preparation, I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law
Melissa Yanez

THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH
Attorney at Law
3235 - 45th Street, Suite 304
Highland, Indiana 46322
219/922-4141

deed\phillippe nelson