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02720C UNV

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, THAT Roxyjohn & OPM LLC (Grantor)
of Lake County, in the State of Indiana QUITCLAIM(S)
to Cornelius J. Bush (Grantee)
of Lake County, in the State of Indiana, for the sum
of One and 00/100 Dollars (\$ 1.00)
and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following
described real estate in Lake County, State of Indiana:

LEGAL DESCRIPTION:

Lot 27, Block 4, Third Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 24, in the Office of the Recorder of Lake County, Indiana.

- Parcel No: 45-03-22-451-039.000-024

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 3936 Butternut Ave. East Chicago, IN 46312

Tax bills should be sent to Grantee at such address indicated below.

2011 073312

IN WITNESS WHEREOF, Grantor has executed this deed this 17th day of June 2011
Grantor: [Signature] (SEAL)
Signature [Signature] MEMBER

Printed Roxyjohn & OPM LLC

STATE OF INDIANA

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared

who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of June 2011

My commission expires:

12/22/2018

Signature [Signature]

Printed Andrew Schupp

Resident of Lake

Notary Name

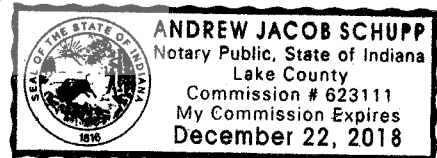
County, Indiana.

This instrument prepared by: Roxyjohn & OPM LLC

Return deed to: 13044 W 159th Ave Lowell IN 46356

Send tax bills to: 3936 Butternut Ave East Chicago IN 46312 - Lower Unit

I affirm under the penalties for perjury, that I haven taken reasonable care to redact each social security number in this document, unless required by law.



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2011 DEC 19
MICHAEL B. BARNES
RECORDER
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 16 2011
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

23
CT
COP

030058 non conf

CTIC has made an accommodation recording of the instrument
Chicago Title Insurance Company

PROMISSORY NOTE

RECITATIONS:

Date: 6/17/2011

Borrower: Cornelius Jerome Bush

Borrower's Address: 3936 Butternut Ave
East Chicago IN 46312

Payee: Roxyjohn & OPM LLC.

Place for Payment: 170 Deanna Dr
Lowell, IN 46356

Principal Amount: \$ 17,000.00

Monthly Payments: \$ See terms below

INTEREST RATE: Monthly interest rate on matured, unpaid amounts shall be the maximum amount permitted by the Laws of the State of Indiana.

PAYMENT TERMS. Borrower Agrees to pay the initial purchase price of \$17,000 + interest of \$500 effectively Starting August 1st 2011 and accruing monthly with full payment on or before 01/01/2012 or sooner upon receipt of settlement.

BORROWER'S PRE-PAYMENT RIGHT. Borrower reserves the right to prepay this Note in whole or in part, prior to maturity, without penalty.

PLACE FOR PAYMENT. Borrower promises to pay to the order of Payee at the place for payment and according to the terms for payment the principal amount plus interest at the rates stated above. All unpaid amounts shall be due by the final scheduled payment date. Payment is due on the 1st of the month with a grace period of 15 days for mailing and delivery.

DEFAULT AND ACCELERATION CLAUSE. If Borrower defaults in the payment of this Note or in the performance of any obligation, and the default continues after Payee gives Borrower notice of the default and the time within which it must be cured, as may be required by law or written agreement, then Payee may declare the unpaid principal balance and earned interest on this Note immediately due. Borrower and each surety, endorser, and guarantor waive all demands for payment, presentation for payment, notices of intentions to accelerate maturity, notices of acceleration of maturity, protests, and notices of protest, to the extent permitted by law.

INTEREST. Interest on this debt evidenced by this Note shall not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of the maximum shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this instrument (and any other instruments) concerning this debt.

FORM OF PAYMENT. Any check, draft, Money Order, or other instrument given in payment of all or any portion hereof may be accepted by the holder and handed in collection in the customary manner, but the same shall not constitute payment hereunder or diminish any rights of the holder hereof except to the extent that actual cash proceeds of such instruments are unconditionally received by the payee and applied to this indebtedness in the manner elsewhere herein provided.

ATTORNEY'S FEES. If this Note is given to an attorney for collection or enforcement, or if suit is brought for collection or enforcement, or if it is collected or enforced through probate, bankruptcy, or other judicial proceeding, then Borrower shall pay Payee all costs of collection and enforcement, including reasonable attorney's fees and court costs in addition to other amounts due.

C. J. B.
JB

SEVERABILITY. If any provision of this Note or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Note nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

BINDING EFFECT. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

GOVERNING LAW. This Note shall be governed, construed and interpreted by, through and under the Laws of the State of Indiana.

Borrower is responsible for all obligations represented by this Note.

Executed under seal this 17th day of June, 2011.

BORROWER:

C. J. Bush
[Signature of Borrower]

Cornelius J. Bush

LENDER:

[Signature] Member
[Signature of Lender]

Roxyjohn & OPM LLC

ACKNOWLEDGMENT

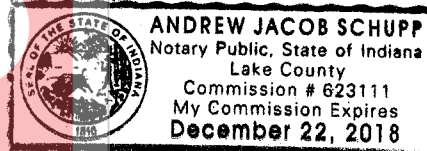
Document is
NOT OFFICIAL!
STATE OF Indiana
COUNTY OF Lake

On June 17th 2011 before me, Andrew J. Schupp, personally appeared personally known to me Cornelius J. Bush (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]

Affiant: Known Unknown
ID Produced: Drivers License
(Seal)



Return to: Roxyjohn & OPM 170 Deanna Dr Lowell, IN 46356 Ph 219-696-3596

Mail tax Bills to: 3936 Butternut East Chicago IN 46312



ASSIGNMENT OF PROCEEDS Promissory Note

1. I **Cornelius J. Bush** Hereby Authorize and direct my agents and or assigns to pay immediately in certified funds upon receipt of proceeds from any settlement or entitlement to my person the sum totaling Seventeen Thousand Dollars (\$17,000 U.S.D) to **Roxyjohn & OPM LLC and Indiana Limited Liability Corporation** whose mailing address is **170 Deanna Dr Lowell IN 46356** or by direct deposit to **CHASE account #747242550** and whose Phone number (219) 696-3596
2. The assignment and transfer is being completed to satisfy the sale of the property and past rents due located at 3936 Butternut East Chicago IN 46312. dated 6/17/11 (*see Contract for Deed / Purchase Agreement*)

Lot 27, Block 4, Third Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 24, in the Office of the Recorder of Lake County, Indiana.

LEGAL:

KEY# 45-03-22-451-039.000-024

3. Payment is to be made in full by August 1st 2011 after which there will be a monthly interest fee of Six Hundred Fifty Dollars (\$500.00 USD) per month assessed until paid in full.

Document is

All terms are accepted and agreed by signature below this 17th day of June 2011

IN WITNESS WHEREOF, the parties have executed this Agreement on
June 17th 2011
the Lake County Recorder!

Assignor:

C J Bush

Cornelius J. Bush

Social Security # 26-549-7850 Docket Case# 09L8264

We accept the foregoing instrument without engagement or liability on our part

Beneficiary/Assignee:

[Signature]

Roxyjohn & OPM LLC

Witness:

The foregoing instrument was acknowledged before me this 17th June 2011 by **Cornelius Bush** Assignor and **Roxyjohn & OPM LLC** as Beneficiary /Assignee

[Signature]

Andrew Schupp - Witness

Prepared by **Roxyjohn & OPM LLC**

I affirm under the penalties for perjury, that I haven taken reasonable care to redact each social security number in this document, unless required by law. Andrew Schupp

