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This Document Prepared By:

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After Recording Return To:
Damian and Dorothy Karwat
1373 Deer Creek Drive
Dyer, Indiana 46311

2012 057880

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2012 AUG 27 AM 9:06

RECORDED
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 **DAMIAN KARWAT and DOROTHY KARWAT**, husband and wife, "Grantee", 1373 Deer Creek Drive, Dyer, Indiana 46311, all interest in the following described real estate situated in the County of Lake, State of Indiana 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

920123089



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

FIDELITY NATIONAL
TITLE COMPANY

92012-3089

\$22
Fr
Cw

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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 16th day of August, 2012.

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: [Signature]
Keith A. Blais, Vice President

STATE OF Illinois)
COUNTY OF Will) SS.

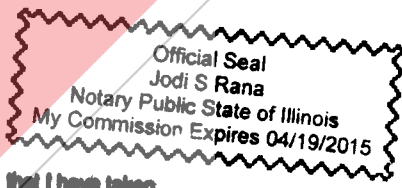
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Keith A. Blais, a Vice President of V3 Realty Management Corp., an Illinois corporation, and the manager of V3 Realty Company, L.L.C., an Illinois limited liability company, which in turn is the manager 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 16th day of August, 2012.

[Signature]
Notary Public
[seal]

My commission expires:
4-19-15

Mail subsequent tax bills to:
Damian and Dorothy Karwat
1373 Deer Creek Drive
Dyer, Indiana 46311



"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." Philip Ignarek

**Exhibit A
Legal Description**

Lot 135 in Lake Hills Resubdivision - Unit 9, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100, Page 32, in the Office of the Recorder of Lake County, Indiana.

Key Numbers: 45-11-28-332-009.000-035 ·

Property Address: 10327 South Branch, St. John, IN 46373



**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. COVENANTS, CONDITIONS, AND RESTRICTIONS, IF ANY, WHICH APPEAR OF RECORD, 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 IS PERMITTED BY APPLICABLE LAW.
4. EASEMENTS, IF ANY, WHICH APPEAR OF RECORD.
5. ASSESSMENTS, PUBLIC OR PRIVATE, IF ANY, WHICH APPEAR OF RECORD.
6. RESERVATION, LEASES OR EXCEPTIONS FOR MINERALS OR MINERAL RIGHTS, IF ANY, WHICH APPEAR OF RECORD.
7. BUILDING SETBACK REQUIREMENTS AS SHOWN ON THE PLAT OF SUBDIVISION
8. EASEMENT FOR PUBLIC UTILITIES AND/OR DRAINAGE AS SHOWN ON PLAT.

