

WARRANTY DEED  
Indiana Statutory  
LLC to Individual

1306751

THE GRANTOR, BLB, ST. JOHN, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Indiana, of the Town of St. John, County of Lake, State of Indiana, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to: **TIMOTHY J. MASON and ANGELA C. MASON**, as Husband and Wife, of 10413 Silver Maple Drive, St. John, IN 46373, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

2013 091586

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 DEC 16 AM 10:56

MICHAEL B. BROWN  
RECORDER

LOT 760, IN THE GATES OF ST. JOHN, UNIT 8, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 20, AND IN AFFIDAVIT AND CERTIFICATION OF AMENDMENT RECORDED NOVEMBER 14, 2006 AS DOCUMENT NO. 2006099982 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

TAX I.D. # 45-15-03-254-018.000-015  
PROPERTY ADDRESS: 10417 Silver Maple Drive, St. John, Indiana 46373

DATED this eleventh (11<sup>th</sup>) day of December, 2013.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this eleventh (11<sup>th</sup>) day of December, 2013.

BLB, ST. JOHN, LLC

BY:

*[Signature]*  
D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB, ST. JOHN, LLC

STATE OF ILLINOIS, COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that D. ROBERT PHILLIPPE, President of PHILLIPPE BUILDERS, INC., Manager of BLB, ST. JOHN, LLC, personally known to me to be the Manager of said 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 Manager he signed, sealed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this eleventh (11<sup>th</sup>) day of December, 2013.

**KATHLEEN SVANASCINI**  
Commission expires ~~Notary Public - State of Illinois~~  
My Commission Expires Jun 14, 2016

*[Signature]*  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: ANTHONY G. CATULLO, 18141 Dixie Highway, Suite 108, Homewood, IL 60430  
SEND TAX BILLS TO: MR. and MRS. TIMOTHY J. MASON, 10413 Silver Maple Drive, St. John, IN 46373  
MAIL TO: DAVID K. RANICH, HINSHAW & CULBERTSON LLP, 322 Indianapolis Blvd., Suite 201, Schererville, IN 46375  
I, undersigned, affirm under the penalties from perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

17w  
noncon  
CT  
or

*[Signature]*  
ANTHONY G. CATULLO

007011

