

2014 010712

2014 FEB 24 AM 9:01

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth, that **OLTHOF HOMES-EMERALD CROSSING LLC**, an Indiana limited liability company whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 (Grantor), conveys and warrants to Constantine G. Koutsoumbas and Erika Koutsoumbas, husband and wife, and George Koutsoumbas, as joint tenants with full rights of survivorship and not as tenants in common, ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

Lot 136 in Emerald Crossing Unit 1A, as per plat thereof, recorded in Plat Book 102 page 94, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-14-01-101-010.000-013

More commonly known as: 10304 Moraine St., Dyer, IN 46311-7109

Subject to:

1. Taxes for the year 2013 due and payable in 2014 which are a lien not yet due and payable.
2. Any and all easements, restrictions and covenants of record.

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 18th day of February, 2014

OLTHOF HOMES-EMERALD CROSSING LLC

By: [Signature]
Scot F. Olthof, Vice President and Treasurer

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. Greg A. Bouwer



ACKNOWLEDGEMENT

STATE OF INDIANA

SS:

COUNTY OF LAKE

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 21 2014

Before me, a Notary Public in and for the said County and State, personally appeared Scot F. Olthof, Vice President and Treasurer of Olthof Homes-Emerald Crossing LLC, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

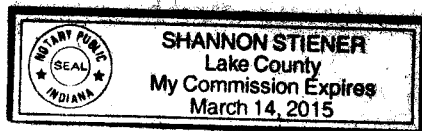
PEGGY HALL
LAKE COUNTY AUDITOR

Witness my hand and notarial seal this 18th day of February, 2014.

My Commission Expires: 3-14-15 [Signature]
Shannon Stiener, Notary Public

Resident of Lake County, Indiana

After Recording Mail Deed and Tax Bills to:
18042 Upland Drive
Tinley Park, IL 60487



21003

\$16
FN
Ca

THIS DOCUMENT PREPARED BY:
GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

Fidelity-Scher. 920134329

FIDELITY NATIONAL
TITLE SERVICES

92013-4329