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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 030279

2014 MAY 27 PM 2:04

MICHAEL B. BROWN
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **BLB St. John, LLC, an Indiana Limited Liability Company** ("Grantor"), CONVEYS AND QUITCLAIMS to **JBJ Land Development LLLP** ("Grantee") in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in St. John, Lake County, Indiana, to-wit:

See attached *Exhibit A*.

Further, by this conveyance, Grantor assigns to Grantee the Declarant rights pursuant to the recorded covenants for the property being transferred by this deed conveyance and subject to the restrictions separately recorded for the property being conveyed.

*****Transfer for no consideration-distribution to member entity*****

The undersigned Persons executing this Deed represent and certify on behalf of the Grantor, that the Undersigned are duly authorized managing members of the Grantor and have been fully empowered by proper Resolution, or the Operating Agreement 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 situated; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 20th day of May, 2014.

BLB St. John, LLC, an Indiana Limited Liability Company

By: Lotton Development, Inc., Managing Member By: Phillippe Builders, Inc., Managing Member

By: John T. Lotton, President By: D. Robert Phillippe, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared John T. Lotton and D. Robert Phillippe on behalf of the respective entities, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of May, 2014.

My Commission Expires: 5-21-19
Resident of Lake County, Indiana _____, Notary Public

Mail tax bills to: JBJ Land Development LLLP, 700 107th St., Chicago, Illinois 60628

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

PARTIALLY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 27 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

TIMOTHY R. KUIPER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXPIRES MAY 21, 2019

↑

\$18
CHK#
2393
Ca

013018

Exhibit A

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST 988.38 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 35.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 459.53 FEET TO A BEND IN THE SOUTH LINE OF THE GATES OF ST JOHN UNIT 1D; THENCE ALONG THE BOUNDARY'S OF THE GATES OF ST JOHN UNITS 1D, 1A AND 1B FOR THE NEXT 8 COURSES; 1) SOUTH 87 DEGREES 19 MINUTES 32 SECONDS EAST, 140.16 FEET; 2) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 135.14 FEET; 3) NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 357.38 FEET; 4) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 202.56 FEET; 5) NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 108.41 FEET; 6) NORTH 53 DEGREES 05 MINUTES 59 SECONDS EAST, 180.09 FEET; 7) NORTH 42 DEGREES 39 MINUTES 33 SECONDS EAST, 50.78 FEET; 8) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 187.79 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, 945.53 FEET TO A LINE 35 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST ALONG SAID LINE, 971.61 FEET TO THE POINT OF BEGINNING, CONTAINING 15.914 ACRES MORE OR LESS.

Parcel Number: part of 45-15-03-400-028.000-015

