

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
SOUTH RECORDED DIVISION

IN THE MATTER OF:)

DOUBLE TREE LAKE ESTATES, LLC)
DBL RESIDENTIAL, LP)
DBL GOLF, LLC)

Debtors.)

CASE NO: 14-31467

Chapter 11
Jointly Administered

**ORDER (A) APPROVING THE SALE OF REAL ESTATE KNOWN AS PARCEL B;
(B) AUTHORIZING DEBTORS TO PAY CLOSING COSTS AND BROKER FEES;
(C) AUTHORIZING PAYMENT OF TAXES; (D) AUTHORIZING THE SALE OF SUCH
REAL ESTATE FREE AND CLEAR OF ANY LIENS;
AND (E) AUTHORIZING DEBTORS TO HOLD ALL REMAINING PROCEEDS
PENDING FURTHER ORDER OF THE COURT**

On August 14, 2015, Debtors filed their Motion to Sell Real Estate Known As Parcel B Free and Clear of Liens and to Pay Broker and Closing Costs ("Motion"). Notice of the Motion was provided to all creditors and parties in interest in these cases.

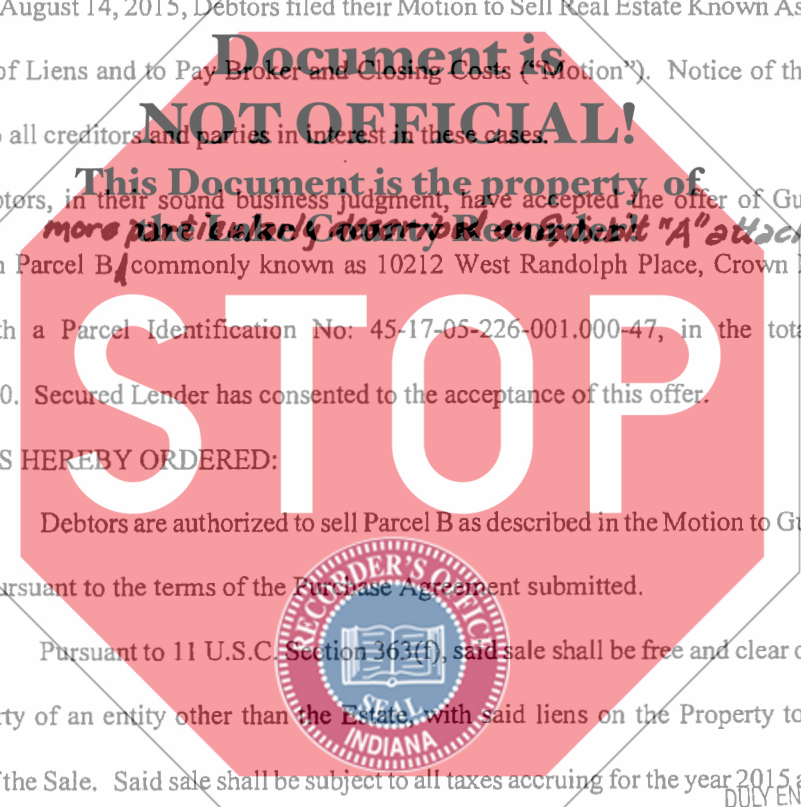
Debtors, in their sound business judgment, have accepted the offer of Guillermo (Bill) Delgado on Parcel B, commonly known as 10212 West Randolph Place, Crown Point, Indiana 46307, with a Parcel Identification No: 45-17-05-226-001.000-47, in the total amount of \$250,000.00. Secured Lender has consented to the acceptance of this offer.

IT IS HEREBY ORDERED:

- Debtors are authorized to sell Parcel B as described in the Motion to Guillermo (Bill) Delgado, pursuant to the terms of the Purchase Agreement submitted.
- Pursuant to 11 U.S.C. Section 363(f), said sale shall be free and clear of any liens on such property of an entity other than the Estate, with said liens on the Property to attach to the proceeds of the Sale. Said sale shall be subject to all taxes accruing for the year 2015 and thereafter.

14-40044
8/15/15
M-E
M-T

HOLD FOR MERIDIAN TITLE CORP
21768
SEP 23 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

encumbrances and restrictions of record.

3. Debtors are authorized to sign, execute, and deliver such documents as are necessary to effectuate the sale.

4. From the proceeds of the sale, the following payments are authorized to be made at closing:

- a. The commission on said sale to Madison Hawk;
- b. Ordinary and necessary expenses of closing; and
- c. Any delinquent real estate taxes and tax proration.

5. The balance of the sale proceeds after the deductions of the payments designated in the immediately preceding paragraph, should be delivered to DBL Residential, LP, Debtors-in-possession, in this jointly administered case to be held until further order of this Court.

6. Pursuant to Fed. R. Bankr. P. 6004(f)(1) and N.D. Ind. L.B.R. B-6004-1(c), a Report of Sale shall be filed that includes an itemized statement of the property sold, the name of the purchaser and the price received for the property including itemization of expenses deducted from the proceeds of the sale, a closing statement used by a title insurance company or other closing agent customarily used in real estate transactions, shall constitute compliance with this paragraph. Said report shall be filed with the Clerk within ten (10) days of completion of the sale and shall be served upon those parties as set out in Fed. R. Bankr. P. 6004(f)(4) and N.D. Ind. L.B.R. B-6004-1(a).

Dated: September 17, 2015



[Signature]
JUDGE, U.S. BANKRUPTCY COURT

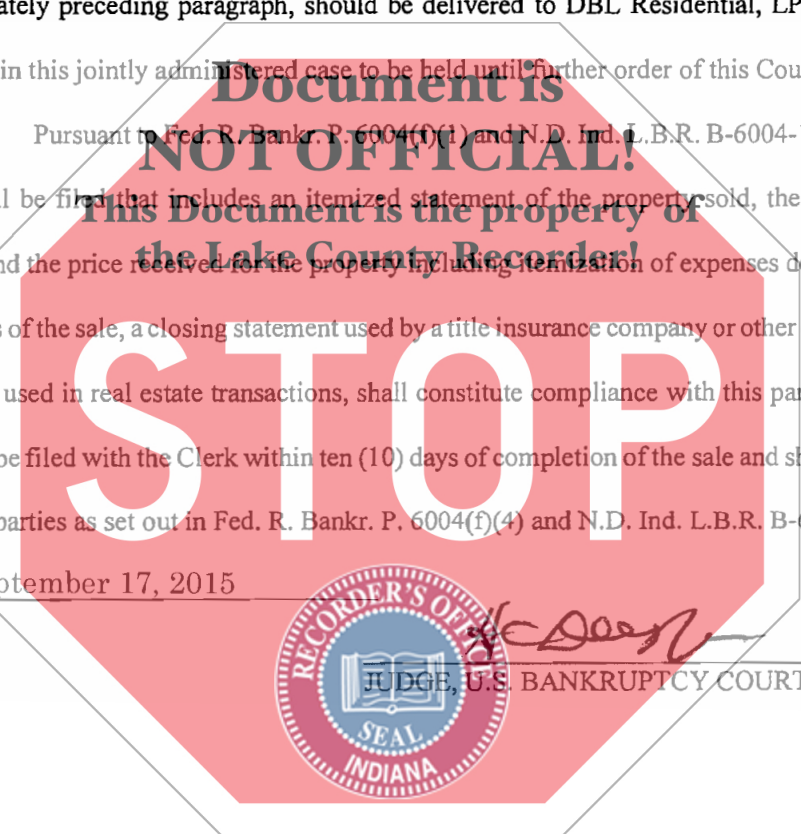


EXHIBIT "A"

Property Address: 10212 Randolph Street, Crown Point, IN 46307
File No.: 14-40044

PARCEL B-1: That part of the Northeast Quarter of Section 5, Township 34 North, Range 7 West of the Second Principal Meridian, described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence South 0 degrees 4 minutes 12 seconds East, along the East line of said Northeast Quarter, 73.54 feet; thence due West 1037.57 feet to a 5/8 inch rebar with yellow cap stamped "West-Heim Firm #0037" (hereinafter referred to as "West-Heim Monument"); thence South 31 degrees 21 minutes 38 seconds West 11.38 feet to a West-Heim Monument; thence South 15 degrees 6 minutes 21 seconds East 160.28 feet to a West-Heim Monument; thence South 7 degrees 56 minutes 50 seconds West 157.68 feet to a West-Heim Monument; thence South 67 degrees 50 minutes 4 seconds West 197.33 feet to a West-Heim Monument; thence North 0 degrees 4 minutes 29 seconds West 136.14 feet to a West-Heim Monument; thence North 60 degrees 18 minutes 31 seconds West 378.25 feet to a West-Heim Monument; thence North 0 degrees 4 minutes 26 seconds West 143.12 feet to a West-Heim Monument on the North line of said Northeast Quarter; thence North 89 degrees 55 minutes 31 seconds East, along said North line, 1535.13 feet to the Point of Beginning; all in Lake County, Indiana.

Tax ID Number(s):
44-54-0002-0036

45-17-05-226-001.000-047

