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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

SPECIAL WARRANTY DEED
Indiana Statutory
LLC to CORPORATION

2016 053864

2016 AUG -8 AM 10:43

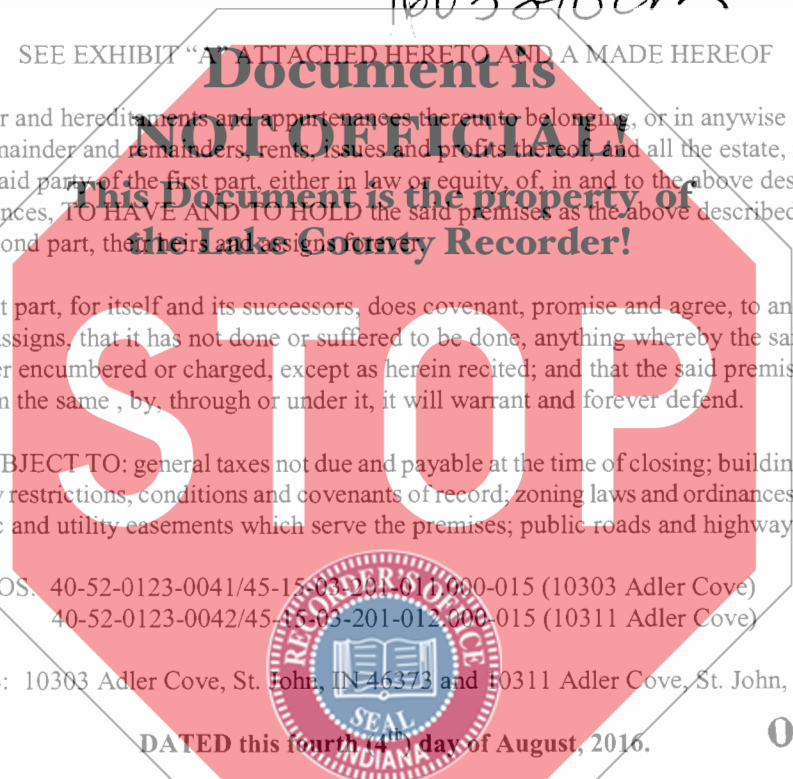
MICHAEL B. BROWN
RECORDER

THE GRANTOR, **VP PROPERTIES, 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: **CALATLANTIC HOMES OF INDIANA, INC.**, 1141 East Main Street, Suite 108, East Dundee, IL 60118, a Corporation organized and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Indiana, the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

1603810cm

SEE EXHIBIT "A" ATTACHED HERETO AND A MADE HEREOF

CHICAGO TITLE INSURANCE COMPANY



Together with all the singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as the above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and forever defend.

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.

TAX IDENTIFICATION NOS. 40-52-0123-0041/45-15-03-201-012000-015 (10303 Adler Cove)
40-52-0123-0042/45-15-03-201-012000-015 (10311 Adler Cove)

COMMONLY KNOWN AS: 10303 Adler Cove, St. John, IN 46373 and 10311 Adler Cove, St. John, IN 46373

DATED this fourth (4th) day of August, 2016.

014455

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 Managing Member, this fourth (4th) day of August, 2016.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 05 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

VP PROPERTIES, LLC

BY:

D. ROBERT PHILLIPPE, Managing Member

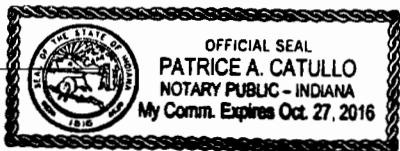
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CS

CK# 1820501041

STATE OF INDIANA, COUNTY OF LAKE SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that D. ROBERT PHILLIPPE, VP PROPERTIES, LLC, personally known to me to be the Managing Member 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 Member 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 fourth (4th) day of August, 2016.

Commission expires _____



Patrice A. Catullo

NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430
SEND TAX BILLS TO: CATATLANTIC HOMES, 1141 East Main Street, Suite 108, East Dundee, IL 60118
MAIL TO: BRIAN MELTZER, MELTZER, PURTILL & STELLE, LLC, 1515 E. Woodfield Road, Suite 250, Schaumburg, IL 60173

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.

Charles T. Ryan

CHARLES T. RYAN

EXHIBIT A

PARCEL 1: TRACT 340 IN LOT M, IN THE GATES OF ST. JOHN, UNIT 5, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99 PAGE 26, AND AS AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 100 PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT "L" OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT "L", NORTH 39 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "L"; THENCE SOUTH 50 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 68.89 FEET, ALONG THE EASTERLY LINE OF SAID LOT "M" TO A BEND IN SAID EASTERLY LINE; THENCE SOUTH 12 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 68.89 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 141.06 FEET ALONG THE EASTERLY LINE OF SAID LOT "M"; THENCE NORTH 66 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 178.33 FEET TO THE WESTERLY LINE OF SAID LOT "M"; THENCE ALONG THE WESTERLY LINE, BEING A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 38.06 FEET AND A CHORD BEARING OF NORTH 05 DEGREES 34 MINUTES 29 SECONDS EAST; THENCE NORTH 77 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TRACT 341 IN LOT M, IN THE GATES OF ST. JOHN, UNIT 5, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99 PAGE 26, AND AS AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 100 PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT "L" OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT "L", NORTH 39 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "L"; THENCE SOUTH 50 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 68.89 FEET, ALONG THE EASTERLY LINE OF SAID LOT "M" TO A BEND IN SAID EASTERLY LINE; THENCE SOUTH 12 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 68.89 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 09 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 141.06 FEET ALONG THE EASTERLY LINE OF SAID LOT "M"; THENCE NORTH 66 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 178.33 FEET TO THE WESTERLY LINE OF SAID LOT "M";

THENCE ALONG THE WESTERLY LINE, BEING A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ACR DISTANCE OF 77.87 FEET AND A CHORD BEARING OF NORTH 13 DEGREES 25 MINUTES 54 SECONDS WEST TO THE POINT OF BEGINNING.

