

Wednesday, November 30, 2005 2:28 PM

Jonathan Petersen 219-933-8557

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RECORDED

Mail Tax Bills to: 2931 Jewett Ave,
3087 LKOS Highland, IN 46322

Tax Key No.: 23-09-0383-0002

WARRANTY DEED IN TRUST
(Limited Liability Company)

THIS INDENTURE WITNESSETH that KERUSSO KONSTRUCTION KOMPANY, LLC, a Limited Liability Company organized and existing under the laws of the state of Indiana, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Austin Bertrand, Inc. as the Trustee for the 930 Mohawk Drive Land Trust dated November 22, 2005 of Lake County, in the State of Indiana, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

LOT NUMBERED 2 AS SHOWN ON THE RECORDED PLAT OF BRIARWOOD UNIT 1, IN THE CITY OF CROWN POINT, RECORDED IN PLAT BOOK 88, PAGE 48, IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

Commonly know as: 930 Mohawk Drive, Crown Point, IN 46307

Tax Key #: 23-09-0383-0002

DEC 20 2005

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate, paces, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts to sell or any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument.

(a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

HOLD FOR MERIDIAN TITLE CORP
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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate or such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Neither said Trustee or his successor in trust shall be personally liable upon any conveyance by either of them.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly authorized member of the Grantor and has been fully empowered through the operating agreement or other valid enabling action 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 capacity to convey the real estate described; and that all necessary action for the making of this conveyance had been duly taken.

IN WITNESS WHEREOF, Sergio Casica - member has hereunto set his hand, this 22 day of November, 2005.

KERUSSO KONSTRUCTION KOMPANY, LLC.

By: [Signature]

Sergio Casica - member
Printed Name and Title

STATE OF INDIANA

) SS:

COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Sergio Casica - member, and acknowledged the execution of the foregoing deed as his free and voluntary act and deed for the uses and purposes therein set forth.

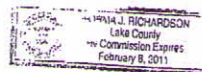
Given under my hand and official seal this 22 day of November, 2005.

Residing in Lake County

[Signature]
Notary Public

My Commission Expires: _____

This instrument prepared by: ROBERT F. TWEEDLE, Attorney at Law, #20411-45
2635 - 45th Street, Highland, TN 37032, (719) 924-0770



Mail to: