

LIMITED WARRANTY DEED

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF [•]

NEUMANN HOMES, INC., an Illinois corporation,
As Debtor in Possession

By: _____
Paul Andrews, Chief Restructuring Officer

THE GRANTOR, NEUMANN HOMES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and currently a debtor and debtor in possession in a Chapter 11 case pending in the United States Bankruptcy Court for the Northern District of Illinois, Eastern Division, Case No. 07-20412, (“Grantor”), for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to order of the United States Bankruptcy Court described below, does CONVEY AND QUITCLAIM unto [•], a corporation created and existing under and by virtue of the laws of the State of [•] and duly authorized to transact business in the State of [•] (“Grantee”), having its principal office at the following address, [•], and its successors and assigns FOREVER, all the real estate situated in the County of [•] and State of [•], as described on Exhibit “A” hereto (the “Property”), together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does hereby represent to the Grantee, its successors and assigns, that Grantor is the record owner of the Property. **Grantor expressly disclaims, disavows and makes no other warranties, express or implied, of any type or description, regarding the Property.**

There shall be no merger of the fee title estate conveyed by this Limited Warranty Deed with the lien of the [•] upon the Property by reason of the fact that this Limited Warranty Deed may be held, directly or indirectly, by or for the account of any entities who hold any interest, directly or indirectly, in the [•]. No such merger shall occur unless all entities having an interest in such fee estate and all entities having an interest in the [•] join in a written statement effecting such merger and duly record the same.

Permanent Real Estate Index Number(s):

The singular number shall include the plural, the plural and the singular, and the use of any gender shall be applicable to all genders.

This Deed is an absolute conveyance, the Grantor having sold said Property to the Grantee pursuant to, and for the consideration described in [•], if any.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chief Restructuring Officer as of the _____ day of [•], 2010.

NEUMANN HOMES, INC., an Illinois corporation

By: _____
Paul Andrews, Chief Restructuring Officer

STATE OF [•] §
 §
COUNTY OF [•] §

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL ANDREWS personally known to me to be the Chief Restructuring Officer of Neumann Homes, Inc., an Illinois corporation, 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 Chief Executive Officer, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Order of the Bankruptcy Court as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of January, 2008.

Notary Public

EXHIBIT A

PROPERTY DESCRIPTION

Legal Description: