LAKE COUNTY TITLE COMPANY DIVINION OF CHICAGO TITLE INSURANCE COMPAN

ELLICIT, husband and referre titake thounty of the ter of Indiana; and RUTH F. SMITH, a widow the loak censoriety Recorded County, State of Illinois,

CONVEYS AND WARRANTS to LOWELL LUMBER COMPANY, INC., Lowell,

Indiana, of Lake County, State of Indiana.

FOR AND IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to wit:

> That part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 33 North, Range 9 West of the 2nd P.M., described as; Beginning at the Southeast corner of said Section Athence West on the South line of said Section, 96.60 feet; thence Northwesterly at an external angle of 52 degrees 47 minutes, a distance of 216.50 feet; thence Northerly a distance of 193.14 feet, more or less, to a point 131.88 feet South of the center line of Commercial Avenue; thence Easterly 216.43 feet to the East line of said Section 23; thence South on said East line at an internal angle of 94 degrees a distance of 350.1 feet to the point of beginning, in the Town of Lowell; Lake County, Indiana. Key 4-3-26

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

NUS 20 10 02 M 363

- Covenants, easements and restrictions of record. 1.
- Taxes for 1969 payable in 1970 and all taxes RECORDER thereafter.
- Applicable building codes and zoning ordinances.

This deed is subject to a certain first mortgage in the original principal amount of \$240,000.00 from Charles E. Smith and Ruth F. Smith, husband and wife, and William Elliott and Mary Luelda Elliott, husband and wife, to Gary National Bank dated April 1, 1968, and recorded April 17, 1968, in Mortgage Record 1695 page 151 and assigned by Gary National Bank, Gary, Indiana, to The Midland TOTAL AUECCUTY Mutual Life Insurance Company, an Ohio Corporation, by assignment dated January 29, 1969, and recorded January 30, 1969, as Doc. No. 3355. Grantee expressly assumes and agrees to pay said mortgage balance.

> 5. A certain Conditional Assignment of Rentals executed by Charles E. Smith and Ruth F. Smith, husband and wife, and William Elliott and Mary Luelda Elliott, husband and wife, to Gary National Bank, of Gary, Indiana, dated April 1, 1968, and recorded April 17, 1968, as Doc. No. 746705 in Miscellaneous Record 966 page 420 as additional security for the mortgage at Item (4) herein and assigned by Gary National Bank of Gary, Indiana, to The Midland Mutual Life Insurance Company, an Ohio corporation, by assignment dated January 29, 1969, and record 37

A purchase money mortgage from Grantees to Grantors

Tides Eture, the paraente when the same shall become due of a Promissory Note of even date herewith in the principal kan countrofy; the same of the principal kan countrofy; the same of the principal kan countrofy; the same of the provided therein with interest at the rate of 7 per cent per annum, which Note provides for attorney fees and waives relief from valuation and appraisement laws, said indebtedness being the unpaid balance of the purchase price for the above described real estate, which indebtedness the Grantees hereby promise and agree to pay.

7. A certain Mechanic's Lien for \$92,446.15 by: Lowell Lumber Company, Inc., vs. Charles E. Smith and Ruth F. Smith, dated May 6, 1969, and recorded May 6, 1969, as Document Number 15224.

IN WITNESS WHEREOF, the said BILL K. ELLIOTT and MARY L.

ELLIOTT, husband and wife; and RUTH F. SMITH, a widow and not remarried, has caused this Deed to be executed this Armay of August, 1969.

BILL K. ELLIOTT

MARY L'ELLIOTT

RUTH F. SMITH

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State this Arm day of August, 1965, personally appeared:

BILL ELLIOTT 2ND MARY L. ELLIOTT

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires March 22 /, 1970.

NOTARY PUBLIC Gerald K. Hrebec

Gerald K. Hrebec

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This Instrument was prepared by Gerald K. Hrebec, 504 Broadway, Gary, Indiana. Member of Gary and Indiana Bar Associations.