

415709 Agreement: Mercantile National Bank
5243 Hudson Avenue
Hickory, Indiana 46320

836477 CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT NATIONAL COUNCIL FOR COMMUNITY DEVELOPMENT, INC. ("Grantor"), a corporation organized and existing under the laws of the State of New York, CONVEYS AND WARRANTS to ANDREW S. BRENNAN and SARAH J. BRENNAN, husband and wife, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

See Exhibit "A" attached hereto.

Subject to a certain tenancy wherein Vic Szurgot General Contractor, Inc., is the Lessee.

Subject to all unpaid taxes.

Subject to items 5 through 17 designated on Exhibit "B", attached hereto and made a part hereof, consisting of three pages and designated on the first page as Commitment No. C-415909 SCHEDULE B CONTINUED

Subject to building lines, highways, streets, alleys, easements, covenants, conditions and restrictions of record.

This conveyance is not subject to the Indiana Gross Income Tax Act.

DULY ENTERED
FOR TAXATION
JAN 10 1986
Auditor Lake County

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 18 day of December, 1985.

National Council For Community Development, Inc.

(SEAL) ATTEST:
BY Sandra Sosa
Signature

BY William W Lawrence
Signature

Printed Name, and Office
Assistant Secretary

Printed Name, and Office
William W. Lawrence
Vice President

STATE OF NEW YORK)
COUNTY OF QUEENS) SS:

RECORDS
JAN 15 1 24 PM '86
STATE OF INDIANA
LAKE COUNTY

Before me, a Notary Public in and for said County and State, personally appeared William W. Lawrence and Sandra Sosa, the Vice President and Assistant Secretary, respectively of National Council For Community Development, Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 18 day of December, 19 85.

Signature Stephen J. Tokash

Printed Name Stephen J. Tokash
Notary Public

My Commission Expires: 3/30/86 My County of Residence: _____

This instrument was prepared by Gilbert F. Blackmun, attorney at law.

STEPHEN J. TOKASH
Notary Public, State of New York
No. 41-4665732
Qualified in the State of New York
Commission Expires March 30, 1986

1100
0058

Parcel I:

31-37-2

The East 65 feet of part of the North East Quarter of the South East Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, described as follows: Beginning on North line of Chicago Avenue in City of East Chicago; 455 feet West of the East line of said Quarter Quarter section; running thence North 349.5 feet to the South line of Baltimore and Ohio Chicago Terminal Transfer Railroad; thence West 125 feet; thence South 349.5 feet to North line of Chicago Avenue; thence East 125 feet to the place of beginning, in the City of East Chicago.

Parcel II:

31-37-28

That part of the South East Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian described as follows: Commencing at a point 100 feet West and 992.4 feet North of the South East corner of said Section 29 and running thence Westerly 1143.5 feet to a point opposite the North line of 148th Street produced; thence South along the East line of the right of way of the Chicago and Calumet Terminal Railway 300 feet; thence East on a line parallel with the North line above described, 1144.4 feet to the West line of the proposed waterway; thence North along the West line of said proposed waterway, 300 feet to the place of beginning, excepting therefrom that part thereof conveyed to the East Chicago Belt Railroad Company (now Indiana Harbor Belt Railroad) by deed dated October 14, 1901 and recorded October 18, 1901 in Deed Record 92 pages 320 and 321.

PARCEL III:

31-37-29

Part of the South East Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian described as follows: Commencing at a point 100 feet West and 992.4 feet North of the South East corner of said Section 29; thence Westerly 1143.5 feet to the East line of the right of way of the Baltimore and Ohio Chicago Terminal Railroad Company (formerly owned by the Chicago and Calumet Terminal Railway Company) at a point opposite the North line of 148th Street produced; thence North along the Easterly line of said right of way 293 feet to a point; which point shall be the starting point of this description and running thence Easterly on a line at right angles to the East line of said right of way and parallel with the Southerly line of Chicago Avenue 488.75 feet; thence Southerly on a line at right angles and parallel with the Easterly line of said right of way 293 feet; thence Westerly on a line at right angles and parallel with the Southerly line of Chicago Avenue 488.75 feet to the Easterly line of said right of way; thence Northerly on the East line of said right of way 293 feet to the place of beginning.

PARCEL IV:

31-37-30

A tract of land described as follows: Commencing at a point 100 feet West and 992.4 feet North of the South East corner of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, which point shall be the starting point of the description; thence Northerly along a line 100.0 feet West of the East line of said Section 29, said 100.0 feet parallel line being the Westerly line of Waterway, a distance of 600 feet to the Southerly line of Chicago Avenue; thence Westerly along the Southerly line of Chicago Avenue, a distance of 652.73 feet to a point in a line parallel to and 488.75 feet East of the Easterly right of way line of the Baltimore and Ohio Chicago Terminal Railroad Company (formerly owned by the Chicago Calumet Terminal Railway Company) measured along said Southerly Chicago Avenue line; thence Southerly along said last mentioned parallel line a distance of 600 feet; thence Easterly a distance of 654.75 feet to the place of beginning.

Excepting from Parcels II and III the following described tract:

Except 31-37-22

Part of the Southeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 100 feet West and 992.4 feet North of the Southeast corner of said Section 29, thence Westerly on an East and West line that intersects the East right of way line of the Baltimore and Ohio Chicago Terminal Railroad Co. at a point on the North line of 148th Street produced East, which point is the starting point of this description; thence South along the East line of said right of way a distance of 300 feet; thence East on a line parallel with the aforementioned East and West line a distance of 437.06 feet; thence North parallel with the East line of the aforesaid right of way a distance of 274.66 feet; thence West parallel with the aforementioned East and West line a distance of 328.34 feet; thence North parallel with the East line of the aforesaid right of way a distance of 45.42 feet; thence West parallel with the aforementioned East and West line a distance of 108.72 feet to the East line of the aforementioned right of way; thence South along the East line of said right of way a distance of 20.08 feet to the place of beginning.

Commitment No. C-415909

SCHEDULE B CONTINUED:

4. ~~Mortgage dated January 16, 1976 and recorded January 23, 1976 as Document No. 334903, made by Fred M. Seed to The Drovers National Bank of Chicago, a National Banking Association, to secure one note for \$1,500,000.00, payable as therein provided, and the covenants, conditions and agreements therein contained.~~
5. Rights of the Public, State of Indiana, and the municipality in and to that part of premises in question as may fall in or be used for roads and highways.
6. Railroad rights of way, spur and switch track rights and lands used for or occupied by railroad companies.
7. Lease from C. A. Treat Manufacturing Company, to the East Chicago Belt Railroad Company and the Indiana Harbor Railroad Company of a strip of land 23 feet in width and 300 feet in length being the Easterly 23 feet of Parcel 2 for the period commencing on August 1, 1906 and continuing until terminated by 60 days notice in writing of desire to terminate the same by any of the parties.

(Affects Parcel 2 of premises in question).

8. Agreement dated December 7, 1899 and recorded December 29, 1899 in Miscellaneous Record 23, page 56, between The Republic Iron and Steel Company, a corporation of New Jersey and The Chicago Terminal Transfer Railroad Company, a corporation of Illinois, relating to the construction of additional railroad tracks on certain parcels of land owned by first party, subject to the same conditions as contained in agreement dated September 30, 1899 and recorded November 6, 1899, in Miscellaneous Record 221, pages 221 and 222.

(Affects Parcels 2, 3 and 4).

For Further Particulars See Record.

9. Agreement dated September 30, 1899 and recorded November 6, 1899 in Miscellaneous Record 22, pages 221 and 222 between The Republic Iron and Steel company, a corporation of New Jersey, and The Chicago Terminal Transfer Railroad Company, a corporation of Illinois, relating to re-arrangement of railroad tracks on premises in question and additions thereto by the Railroad Company, valuation of said Railroad track and grant of easement by first party to second party over and use of strips of land occupied by such tracks and providing for the purchase of such Railroad tracks by first party.

(Affects Parcels 2, 3 and 4).

For Further Particulars See Record.

10. Agreement dated October 30, 1901 and recorded December 2, 1901 in Miscellaneous Record 23, pages 274 and 275, between The Republic Iron and Steel Company, a corporation of New York, and East Chicago Belt Railroad Company, a corporation of Indiana, granting to said Railroad Company in perpetuity the right to lay down, maintain and operate two railroad tracks across the property of the Steel Company in the City of East Chicago,

~~(Page 1 is not included)~~ (Page 1 is not included)
in this exhibit

(Continued on page 3)

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SCHEDULE B CONTINUED:

Item 10 Continued:

Indiana, indicated upon plat thereto attached together with the use of said lands, for Railroad purposes and free right of access to all switch tracks of the Steel Company now or hereafter constructed and the construction of storage tracks for the business of the Steel Company. Said agreement also provides for re-location of certain tracks on construction of a proposed canal and for payment of maintenance of tracks laid (other than main tracks of Railroad Company). Said agreement recites that it is subject to the rights of The Chicago Terminal Transfer Railroad Company as provided in contract dated September 30, 1899 and supplement thereto.

(Affects Parcels 2, 3 and 4).

For Further Particulars See Record.

11. Agreement dated September 5, 1889 and recorded April 9, 1891 in Miscellaneous Record 9, pages 128 and 129 between Chicago and Calumet Terminal Railway Company and Charles W. Owston granting the right to lay a pipe line or lines through any public grounds or right of way now owned by said Railroad Company within Section 29, Township 37 North, Range 9 West of the Second Principal Meridian and other property not now in question, in Lake County, Indiana, at such places as indicated by the Railroad Company with the right to operate, maintain, repair and remove said pipe line.

(Affects Parcels 2, 3 and 4).

For Further Particulars See Record.

12. Easement granted by Calumet Foundry and Machinery Company, a corporation of Indiana, to Northern Indiana Public Service Company, a corporation of Indiana, dated August 11, 1947 and recorded February 3, 1948 in Miscellaneous Record 484, page 391, over the Westerly 18.50 feet of Parcels 2 and 3 for public utility purposes.

(Affects Parcels 2 and 3).

For Further Particulars See Record.

13. Rights of the United States of America to manage, control, regulate or alter the East line of Parcels 2 and 4, being the West line of United States Government Canal.

(Affects Parcels 2 and 4).

14. Grant dated April 22, 1942 and recorded April 27, 1942 in Miscellaneous Record 342, page 478, wherein the Calumet Iron and Supply Company, a corporation, grants to Indiana Harbor Belt Railroad Company, a corporation of Indiana, the right, liberty and authority in perpetuity, as and for clearance to enter upon and use that part of Parcel 4 described as follows:

(Continued on page 4)

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SCHEDULE B CONTINUED:

Item 14 Continued:

A parcel of land situated in the South East quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, lying South of Chicago Avenue and between the Westerly line of land acquired by the East Chicago Railroad Company from the Republic Iron and Steel Company, by agreement dated October 30, 1901, recorded December 2, 1901, in Book 23, page 274, Lake County records and a line described as follows:

Beginning at a point on the South line of Chicago Avenue, 133 feet West of the East line of said Section 29; thence Southerly along a line parallel to the said East line of Section 29 a distance of 198.20 feet to a point of curvature; thence South Westerly along a curve convex to the South East having a radius of 1146.28 feet tangent to the last described line at said point of curvature an arc distance of 328.97 feet, more or less, to an Intersection with the Westerly line of said property acquired from the Republic Iron and Steel Company, in connection with the 2 tracks of the grantee located on premises immediately East of and adjoining the premises herein described as covered by Agreement dated October 30, 1901, recorded December 2, 1901, in Book 23 on Page 274, Lake County records, from the Republic Iron and Steel Company to the East Chicago Belt Railroad Company predecessors in title of said grantor and said grantee.

(Affects Parcel 4).

- ✓ 15. Agreement dated November 15, 1948 and recorded December 9, 1948 in Miscellaneous Record 504, page 24 between Weber Insulation Incorporated, an Indiana corporation, and Calumet Iron and Supply Company of East Chicago, Incorporated, an Indiana corporation, wherein the latter grants to the former, the right to use certain tracks over Parcel 2 and to keep in repair certain tracks on Parcel 2, and further grants to Weber Insulations Incorporated, the right to build, lay, construct, maintain, replace, operate and remove a railroad spur and/or a railroad switch upon and across part of Parcel 2 and to use the same for the purpose of moving cars and engines over and upon said spur and/or railroad switch, for the loading and unloading of cars on said Weber property and for all other purposes connected with or incidental to said uses and to all the terms, conditions, limitations and covenants contained therein.

(Affects Parcel 2)

16. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
17. Roads and highways, streets and alleys.