

WARRANTY DEED
Statutory ~~XXXXXX~~ INDIANA
(Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR

41 THEATRE, INC.

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, for and in consideration of TEN AND NO/100 (\$10.00) -----
----- DOLLARS,
----- in hand paid,
and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

FORTY - ONE DRIVE IN, INC

a corporation organized and existing under and by virtue of the laws of the State of ILLINOIS having its principal office at the following address 345 No. Canal Street,
Chicago, Illinois, the following described Real Estate situated in the County of Lake and State of Indiana, to wit:

41 THEATRE, INC.

SEE EXHIBIT A ATTACHED

**DULY ENTERED
FOR TAXATION**

OCT. 23 1986

Lula O. Priddy
AUDITOR LAKE COUNTY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 1st day of October, 1986.

41 THEATRE, INC.

(NAME OF CORPORATION)

BY *Stanford S. Kohlberg* PRESIDENT

ATTEST: *Roben Kohlberg* SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stanford S. Kohlberg personally known to me to be the _____ President of the 41 Theatre, Inc.

corporation, and Roben Kohlberg personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 1st day of October 1986

Commission expires 11/10 1986 *Donald S. Rawson* NOTARY PUBLIC

This instrument was prepared by 345 N. Canal St. Suite #902 Chicago, Il.
(NAME AND ADDRESS) 60606

ADDRESS OF PROPERTY:

MAIL TO: { Roben Kohlberg
(Name)
345 N. Canal suite #902
(Address)
Chicago, Illinois 60606
(City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. _____

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
FORTY -- ONE DRIVE IN, INC.
345 N. CANAL ST. SUITE 902
CHICAGO, ILLINOIS 60606

#5-5000
Roben Kohlberg
345 N Canal Suite 902
Chicago, Ill 60606

(The Above Space For Recorder's Use Only)

OCT 24 1 19 PM '86
RUDOLPH CLAY
RECORDER

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

STATE OF ILLINOIS
LAKE COUNTY
AFFIX "RIDERS" OR REVENUE STAMPS HERE

*650
989
rel*

EXHIBIT A

37-107-9

DESCRIPTION OF REAL ESTATE: 41 THEATRE, INC., 2500 CALUMET AVE., HAMMOND, IND.

PARCEL 1: That part of the South Half of the Northeast Quarter of Section 13, Township 37 North, Range 10 West of the 2nd P.M., lying East of Sheffield Avenue and West of Calumet Avenue, except therefrom the following:

Beginning at a point on the South line of the Northeast Quarter of said Section 13, said point of beginning being 40 feet Westerly of the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13 thence North 89 degrees 43 minutes West measured along the South line of the Northeast Quarter of said Section 13 a distance of 937.55 feet, more or less, to a point on the Easterly line of Sheffield Avenue, which point is 40 feet Southeasterly of the centerline of Sheffield Avenue, measured at right angles thereto; thence North-easterly measured along the East line of Sheffield Avenue as of the date hereof, a distance of 317.13 feet, more or less, to a point which is 307.58 feet North of the South line of the Northeast Quarter of said Section 13, measured at right angles thereto; thence Easterly parallel to the said South line of the Northeast Quarter of said Section 13 a distance of 858.62 feet, more or less, to a point on the Westerly line of Calumet Avenue, which point is 40 feet Westerly of the East line of the Northeast Quarter of said Section 13 measured at right angles thereto; thence Southerly parallel to the East line of the Northeast Quarter of said Section 13 a distance of 307.58 feet more or less, to the place of beginning, in the City of Hammond, Lake County, Indiana.

PARCEL 2: That part of the South Half of the Northeast Quarter of Section 13, Township 37 North, Range 10 West of the 2nd P.M., lying East of Sheffield Avenue and West of a line 150 feet West of the East line of said Section 13, and South of a line 307.58 feet North of and parallel to the South line of the Northeast Quarter of said Section 13, and North of a line which is parallel to and 30 feet Northerly of, measured at right angles to the following described line:

Beginning at a point on the centerline of Sheffield Avenue which is 127.20 feet Northerly of the intersection of the centerline of Sheffield Avenue with the South line of the Northeast Quarter of said Section 13; thence Easterly a distance of 845.32 feet to a point which is 252.15 feet North of the South line of the Northeast Quarter of said Section 13; and 144.85 feet West of the East line of said Section 13; thence East a distance of 144.85 feet to a point on the East line of said Section 13; which point is 252.15 feet North of the South line of the Northeast Quarter of said Section 13, in the City of Hammond, Lake County, Indiana, excepting therefrom the following parcels of land:

Commencing at the southeast corner of said quarter section; thence North 0 degrees 35 minutes 09 seconds East 308.69 feet (307.58 by Deed) along the east line of said section; thence North 89 degrees 07 minutes 52 seconds West 40.00 feet to the point of beginning of this description, which point is the intersection of the north boundary of 129th Street and the west boundary of Calumet Avenue (U.S. 41); thence continuing North 89 degrees 07 minutes 52 seconds West 173.10 feet along the north boundary of 129th Street; thence North 80 degrees 53 minutes 59 seconds East 156.68 feet; thence North 15 degrees 35 minutes 12 seconds East 72.05 feet to the west boundary of Calumet Avenue; thence South 0 degrees 35 minutes 09 seconds West 96.82 feet along said boundary to the point of beginning and containing 0.0746 acres, more or less.

AND

Commencing at the southeast corner of said quarter section; thence North 0 degrees 35 minutes 09 seconds East 308.69 feet (307.58 feet by Deed) along the east line of said section; thence North 89 degrees 07 minutes 52 seconds West 150.00 feet to the point of beginning of this description, which point is on the north boundary of 129th Street; thence South 87 degrees 54 minutes 50 seconds West 413.20 feet along said boundary; thence North 82 degrees 45 minutes 30 seconds East 150.98 feet to the north line of the Owner's land; thence 89 degrees 07 minutes 52 seconds East along said north line to the point of beginning and containing 0.0643 acres, more or less.