

J-425904

ch. & Ret.

Tenney Block
One IBM Plaza
Chicago, Ill 60611
Attn: Craig Culbertson

890233

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That WESTERFIELD COMPANY, INC. ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to WESTERFIELD EAST COMPANY, an Illinois Corporation, having its principal place of business in Lake County, Indiana, at 1300 Michigan Street, Gary, Indiana, for the sum of One and 00/100 (\$1.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, in the State of Indiana:

DULY ENTERED FOR TAXATION

DEC 8 1966
John A. ...
AUDITOR LAKE COUNTY

Parcel 1: A parcel of land in the Northwest Quarter of Section 11, Township 36 North, Range 8 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Quarter Section; thence North 30.01 feet along the West line of said Section 11 to the North Right-of-Way line of 15th Avenue; thence East 1450.57 feet along said North Right-of-Way line to the West Right-of-Way line of Michigan Street; thence North 400.0 feet along the West Right-of-Way line of Michigan Street being parallel with the West line of said Section 11, to the Point of Beginning; thence continuing North 632.66 feet along this West Right-of-Way line of said Michigan Street; thence West at a deflection angle to the left of 89 degrees 07 minutes 15 seconds a distance of 360.0 feet along a line parallel with the North line of said Section 11; thence South 627.69 feet parallel with the West line of said Section 11; thence East at a deflection angle to the left of 88 degrees 19 minutes 45 seconds a distance of 360.11 feet along a line parallel with the South line of the Northwest Quarter of said Section 11, to the Point of Beginning, excepting therefrom the following described parcel:

A parcel of land in the Northwest Quarter of Section 11, Township 36 North, Range 8 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 30.01 feet along the West line of said Section 11 to the North Right-of-Way line of 15th Avenue; thence East 1450.57 feet along said North Right-of-Way line to the West Right-of-Way line of Michigan Street; thence North 400.0 feet along the West Right-of-Way line of Michigan Street being parallel with the West line of said Section 11, to the point of beginning; thence continuing North 510.75 feet along said West Right-of-Way line; thence West 360.0 feet at a deflection angle to the left of 89 degrees 07 minutes 15 seconds; thence South 505.77 feet along a line parallel with the said West line of Section 11; thence East 360.11 feet at a deflection angle to the left of 88 degrees 19 minutes 45 seconds to the point of beginning.

Parcel 2: Part of the Northwest Quarter of Section 11, Township 36 North, Range 8 West of the 2nd P.M., more particularly described as follows:

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

RECORDED
148 PM '66

40-51-27

except
40-51-25

900

40-51-15
Commencing at a point on the West line of said Section 11 and 1358.30 feet South of the Northwest corner thereof; thence East parallel to the North line of said Section 11 a distance of 1090.13 feet to the point of beginning of this described parcel; thence East parallel to the North line of said Section 11 a distance of 360 feet to the West line of Michigan Street; thence South parallel to the West line of said Section 11 and along the West line of Michigan Street a distance of 242 feet; thence West parallel to the North line of said Section 11 a distance of 360 feet; thence North parallel to the West line of Section 11 a distance of 242 feet to the point of beginning, in Lake County, Indiana.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Restrictions in Warranty Deed dated December 14, 1945 and recorded January 2, 1946, in Deed Record 737, page 293, made by Gary Land Company, an Indiana corporation, to Shore Line Shops, Incorporated, an Indiana corporation, providing:

The Grantee expressly covenants and agrees for itself and its successors and assigns, that no intoxicating liquors shall ever be manufactured, sold or otherwise disposed of on the premises hereby conveyed.

Restriction does not provide for forfeiture or reversion.

2. Taxes for 1986 payable in 1987, not yet due and payable, and all taxes thereafter.
3. A mortgage dated May 31, 1984 and recorded May 31, 1984 as Document No. 758895, in the Recorder's Office of Lake County, Indiana, made by Westerfield Company, Inc., an Indiana Corporation, to Westerfield Corporation, an Indiana Corporation, to secure one note for Eight Hundred Sixty-Four Thousand Eight Hundred Twenty-Two and no/100 (\$864,822.00) Dollars, payable as therein provided, and the covenants, conditions and agreements therein contained.

The undersigned persons executing this Deed on behalf of the Grantor represent and certify that they are duly elected officers of the 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, the Grantor has caused this Deed to be executed this 30th day of November, 1986.

WESTERFIELD COMPANY, INC.,
an Indiana Corporation

ATTEST:

By: *Harry M. Elliott*
HARRY M. ELLIOTT-Secretary

By: *Albert B. Kabella*
ALBERT B. KABELLA - President

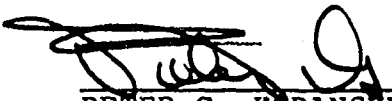
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

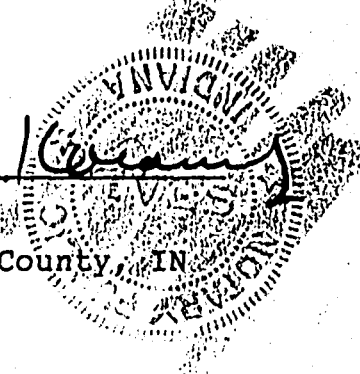
BEFORE ME, a Notary Public, in and for said County and State, personally appeared ALBERT B. KABELLA and HARRY M. ELLIOTT, the President and Secretary, respectively, of WESTERFIELD COMPANY, INC., an Indiana Corporation, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal, this 30th day of November, 1986.

My Commission Expires:

January 1, 1990 .


PETER G. KORANSKY
Notary Public
Resident of Lake County, IN



This Instrument was Prepared by Peter G. Koransky, Attorney at Law, SPANGLER, JENNINGS, SPANGLER & DOUGHERTY, P.C., 8396 Mississippi Street, Merrillville, Indiana 46410, Phone: (219) 769-2323.

Mail Tax Statement to: WESTERFIELD EAST COMPANY
1300 Michigan Street
Gary, Indiana 46402