



Chicago Title Insurance Company

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CORPORATE WARRANTY DEED THIS INDENTURE WITNESSETH

91041286

That Champion Commercial Industries, Inc., an Ohio corporation

of Cuyahoga County, and State of Ohio

CONVEY & WARRANT

To EDWARD J. GULBIN

of LAKE County, in the State of INDIANA

for the sum of Ten (\$10.00) 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, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

Document is NOT OFFICIAL!

The foregoing is conveyed subject to: (1) real estate taxes and assessments, general and special, not yet due and payable; (2) restrictions of record; (3) zoning ordinances; (4) tenants' leases and rights of tenants in possession, if any; and (5) easements, rights of way and conditions of record.

ADDRESS OF PROPERTY:

MAIL FUTURE TAX STATEMENTS TO:

5137 Indianapolis Blvd. East Chicago, IN
Edward J. Gulbin
5137 Indianapolis Blvd. East Chicago, IN

AUG 14 1991



The undersigned persons examining 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 25

day of July, 1991

Champion Commercial Industries, Inc.

(Name of Corporation)

(SEAL) ATTEST:

By Vincent J. Botta

By David P. Pastula

VINCENT J. BOTTA PRESIDENT

DAVID P. PASTULA V.P. FINANCE

Printed Name, and Office

Printed Name, and Office

OHIO
STATE OF INDIANA
COUNTY OF CUYAHOGA

SS:

CHARLES DAROFF, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Before me, a Notary Public in and for said County and State, personally appeared Vincent J. Botta and David P. Pastula, the President and VICE PRESIDENT, respectively of Champion Commercial Industries, Inc., an Ohio 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 25 day of July, 1991

My Commission Expires

Signature Charles Daroff
Printed Charles Daroff, Notary Public
Charles Daroff, attorney at law.

This instrument was prepared by

850 Euclid Avenue
Cleveland, OH 44114

00607

STATE OF INDIANA, S.IND.
LAKE COUNTY
FILED FOR RECORD

AUG 14 11 21 AM '91
ROBERT B. FERRELLAND
RECORDER

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

11.00
CK

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

STOP

Indiana Gross Income Tax on
Sale of Real Estate

Paid by

Chicago, Title Ins. Inc.
Champion Commercial Industries Inc

Date Paid

8-8-91

Amount Paid \$

1,800.00

Treasurer's Receipt #

438796

Lake County

Irene Holmiga

Section 147.03 R.C.
No. 147.03 - State of Ohio
Charles Carroll, Attorney at Law

EXHIBIT "A"

PARCEL I KEY 31-35-2

THAT PART OF GOVERNMENT LOT 2 (BEING A PART OF FRACTIONAL SOUTHWEST QUARTER OF THE NORTHEAST QUARTER) IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 185 FEET EAST OF THE CENTERLINE OF INDIANAPOLIS BOULEVARD AND 181 FEET SOUTH OF THE CENTERLINE OF 151ST STREET, THENCE EAST 1052.33 FEET ON A LINE PARALLEL WITH THE CENTERLINE OF 151ST STREET AND 181 FEET SOUTH OF THE CENTERLINE OF 151ST STREET TO THE WEST LINE OF RAILROAD AVENUE; THENCE SOUTH 498 FEET ON THE WEST LINE OF RAILROAD AVENUE TO THE NORTH LINE OF THE 66 FOOT RIGHT OF WAY CONVEYED TO EAST CHICAGO BELT RAILROAD COMPANY BY DEED DATED JULY 11, 1896 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, JULY 30, 1896, IN BOOK 79, PAGES 150 TO 153, THENCE WEST 1191.75 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF INDIANAPOLIS BOULEVARD; THENCE NORTH 193 FEET ON THE EAST LINE OF INDIANAPOLIS BOULEVARD; THENCE EAST 120 FEET; THENCE NORTH 7 FEET; THENCE EAST 20 FEET; THENCE NORTH 298 FEET TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT 185 FEET EAST OF THE CENTERLINE OF INDIANAPOLIS BOULEVARD AND 181 FEET SOUTH OF THE CENTERLINE OF 151ST STREET; THENCE EAST 422.58 FEET ON A LINE PARALLEL WITH THE CENTERLINE OF 151ST STREET AND 181 FEET SOUTH OF THE CENTERLINE OF 151ST STREET TO THE WEST LINE OF RAILROAD AVENUE; THENCE SOUTH 498 FEET ON THE WEST LINE OF RAILROAD AVENUE TO THE NORTH LINE OF THE 66 FOOT RIGHT OF WAY CONVEYED TO EAST CHICAGO BELT RAILROAD COMPANY BY DEED DATED JULY 11, 1896 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, JULY 30, 1896 IN BOOK 79, PAGES 150 TO 153; THENCE WEST 430.98 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO A LINE THAT IS A SOUTHERLY PROJECTION AND A LINE THAT IS PARALLEL TO AND 5 FEET WEST OF A 300 FOOT BY 80 FOOT CONCRETE BLOCK BUILDING CONTAINED WITHIN THIS PROPERTY; THENCE NORTH ON SAID 5 FOOT LINE 498 FEET TO THE POINT OF BEGINNING.

PARCEL II Key # 30-233-18

LOT 19 IN CHAMPION ADDITION TO EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.