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92013064

CORPORATE WARRANTY DEED
THIS INDENTURE WITNESSETH

456832 WD
Clausen, Miller, Gorman,
Doffrey & Witous
10 S. La Salle ST.
Chicago, ILL 60603

That Avery Graphic Systems, Inc., a Delaware corporation with headquarters located at 650 W. 67th Place, in the City of Schererville, State of Indiana.

CONVEYS & WARRANTS

To Modagrifics Corporation, an Illinois corporation with headquarters located at 5300 Newport Drive, City of Rolling Meadows, State of Illinois 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 to-wit:

Lots 3-10 both inclusive in Block 3, Lot 12 in Block 5 and the North half of vacated 9th Street adjacent on the South; Lots 1 to 11 both inclusive in Block 14, the vacated alley in Block 14; the South half of vacated 9th Street adjacent on the North to Block 14; vacated Crescent Avenue adjacent on the Southwest to Block 14; all in the town of Shelby, as shown in Plat Book 2, Page 7, in Lake County, Indiana.

The undersigned person executing this deed on behalf of Grantor represent and certify that he is a duly elected officer of Grantor and has been duly 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 4th day of February, 1992.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

FEB 28 1992

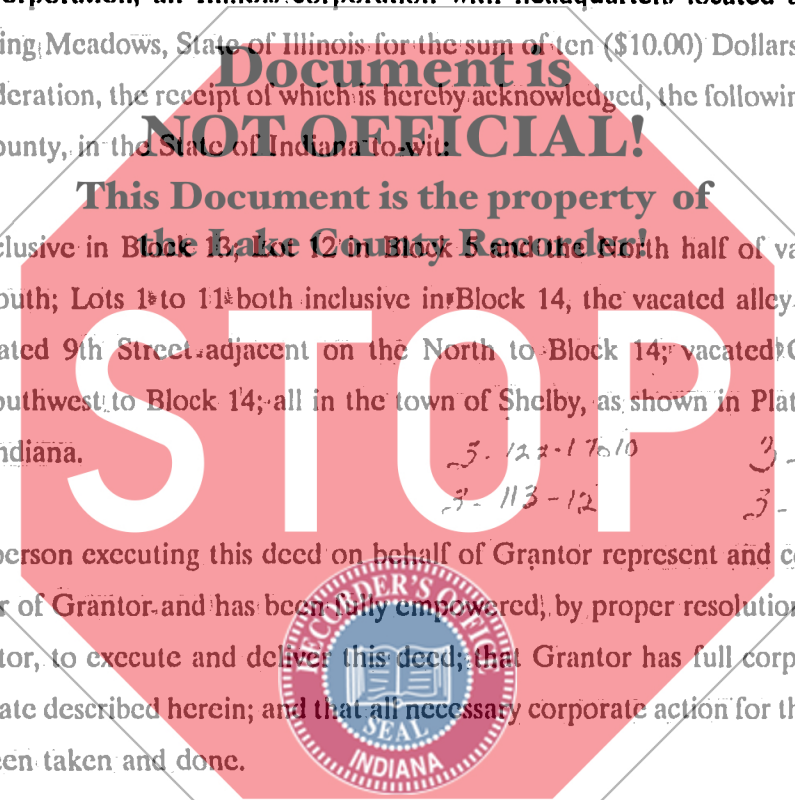
graph&delcorporat.war
Auditor M. Antone
AUDITOR LAKE COUNTY

AVERY GRAPHIC SYSTEMS, INC.

By: James E. Shaw
James E. Shaw, President

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CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

STATE OF INDIANA, S.S.N.O.
LAKE COUNTY
FILED FEB 28 1992

BEVERLY J. FREELAND
RECORDER
25 PM
4th day of

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared James E. Shaw, the President of Avery Graphic Systems, 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 14th day of February, 1992.

Patricia LaReau
Notary Public *Patricia LaReau*
Documents NOT OFFICIAL!

My Commission Expires: July 21, 1994

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

STOP

This instrument prepared by: Mary A. Freeman

Mail Tax Statements to: Modagraphics Corporation
5300 Newport Drive
Rolling Meadows, IL 60008

