

5925 Calumet Ave
Ham 46320

Special Warranty Deed

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92013895

This Indenture, made this 23rd day of December, 1991, between INTERNATIONAL BAZAAR, INC., a corporation created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Indiana, party of the first part, and _____
The City of Hammond, Indiana
(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Lake and State of Indiana known and described as follows, to wit:

LOTS 37 AND 38, RIMBACH'S SECOND ADDITION IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 2, PAGE 11, IN LAKE COUNTY, INDIANA.

Address of Property: 139 Rimbach, Hammond, Indiana
Key No: 35-277-37

Send Tax Statements to:

This Corporation has elected S Corporation Status under I.R.C. Sec. 1362 and is therefore exempt from the Indiana Gross Income Tax on real property sales.

NOT-TAXABLE

FEB 1 1 1992

Paul N. Anton
AUDITOR LAKE COUNTY

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See Exhibit A attached hereto and by this reference incorporated herein

CO 0031100
CK

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 23rd day of December, 1991.

(SEAL) ATTEST:

INTERNATIONAL BAZAAR, INC., an Indiana corporation

By: [Signature]

By: [Signature]

Its: Assistant Secretary

Its: President

STATE OF ILLINOIS

COUNTY OF COOK

NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public and for said County and State, personally appeared Nancy Goodman and Jonathan Haffis, the PRESIDENT and Ass't. Secretary respectively, of INTERNATIONAL BAZAAR, 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 23 day of December, 1991.

My Commission Expires /

5/31/95



Printed JUDITH LEHMAN

This instrument was prepared by Bruce D. Loring, Esq., Rudnick & Wolfe

"OFFICIAL SEAL"
Judith Lehman
Notary Public, State of Illinois
My Commission Expires 5/31/95

EXHIBIT A

1. TAXES FOR 1989 PAYABLE IN 1990 ARE DELINQUENT IN THE AMOUNT OF \$1,323.34, PLUS PENALTY, INTEREST AND FEES, IF ANY. (AFFECTS PARCEL 2 OF THE LAND).

2. RIGHTS OF THE PUBLIC AND THE CITY OF HAMMOND IN AND TO THAT PART OFF THE NORTH SIDE OF THE LAND TAKEN FOR THE OPENING, WIDENING AND EXTENSION OF THE ALLEY NORTH OF RIMBACH AVE., AS EVIDENCED BY CONFIRMATORY RESOLUTION, ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF HAMMOND AND RECORDED AUGUST 2, 1927 IN MISCELLANEOUS RECORD 172, PAGE 274.

(TAKING 3 FEET OFF THE NORTH SIDE OF PARCEL 2 OF THE LAND).

3. RIGHT, TITLE AND INTEREST OF HAMMOND PARKING CORPORATION, IN AND TO THE LAND.

4. TAXES FOR 1990 PAYABLE IN 1991, MAY INSTALLMENT DELINQUENT IN THE AMOUNT OF \$613.85, PLUS PENALTY, INTEREST AND FEES; NOVEMBER

INSTALLMENT UNPAID IN THE AMOUNT OF \$613.85. (KEY NO. 35-277-26)
(TAX UNIT NO. 26).

NOTE FOR INFORMATION:

THE ASSESSED VALUATION OF PARCEL 2 OF THE LAND FOR 1990 IS:
- \$3,970.00; IMPROVEMENTS - \$1,930.00.

EXEMPTION FILED FOR 1990 IS: NONE.

