

Chicago Title Ins Co
101 West Ohio, Suite 300
Indpls, IN 46204
attn: David Crossin

93033933

SPECIAL WARRANTY DEED

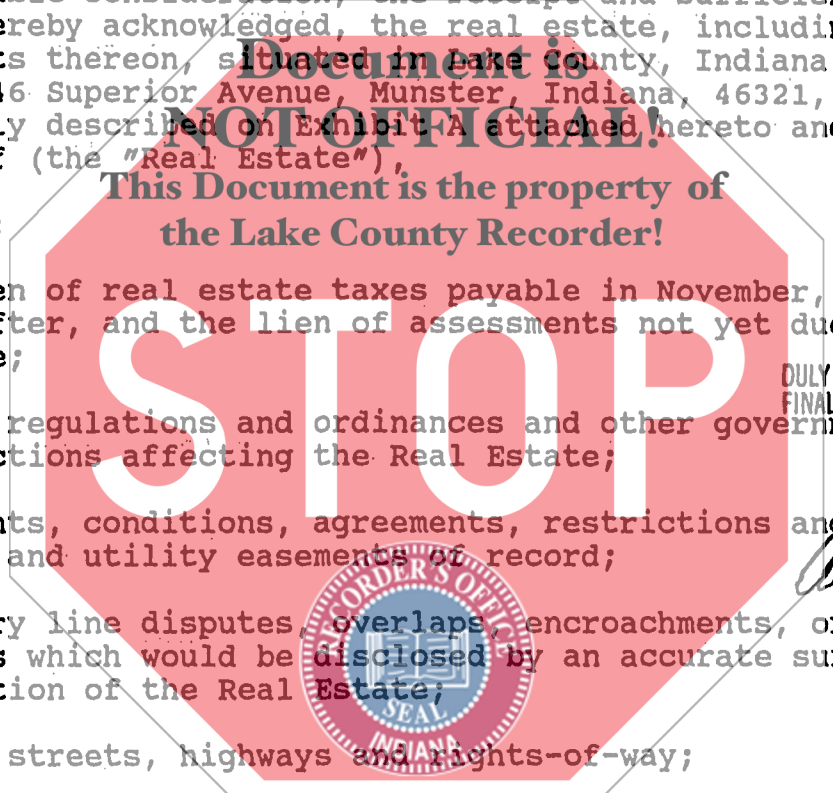
Chicago Title Insurance Company

THIS INDENTURE WITNESSETH, that THE REGION ENTERPRISES LIMITED PARTNERSHIP, an Indiana Limited Partnership ("Grantor") CONVEYS AND SPECIALLY WARRANTS AGAINST ITS ACTS ONLY (the warranty of Grantor being limited as herein provided), to George M. Dovellos, as to an undivided fifty-one percent (51%) interest in the whole, Gus M. Dovellos, as to an undivided twenty-four and 50/100 percent (24.5%) interest in the whole and William N. Dovellos, as to an undivided twenty-four and 50/100 percent (24.5%) interest in the whole, as tenants in common (together, "Grantee"), having a post office address of 6949 Kennedy Avenue, Hammond, Indiana 46233, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate, including any improvements thereon, situated in Lake County, Indiana, commonly known as 446 Superior Avenue, Munster, Indiana, 46321, more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Estate"),

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SUBJECT TO:

1. The lien of real estate taxes payable in November, 1993, and thereafter, and the lien of assessments not yet due and payable;
2. Zoning regulations and ordinances and other governmental restrictions affecting the Real Estate;
3. Covenants, conditions, agreements, restrictions and private, public and utility easements of record;
4. Boundary line disputes, overlaps, encroachments, or other matters which would be disclosed by an accurate survey and inspection of the Real Estate;
5. Public streets, highways and rights-of-way;
6. A 35-foot building line affecting the east side of the lot as shown on the plat of subdivision;



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 24 1993

Anna M. Anton
AUDITOR LAKE COUNTY

MAY 24 1 21 PM '93
STATE OF INDIANA
LAKE COUNTY
FILED
RECORDER

STATE OF INDIANA S.N.D.
LAKE COUNTY
FILED

Grantee's post office address (send tax statements to): Grantee at 6949 Kennedy Avenue, Hammond, Indiana 46233.

Tax Parcel Identification Number: Key No. 28-456-13 (Tax Unit No. 18)

130000
CX
1036-A.

7. A 35-foot building line affecting the northerly side of the land as shown on the plat of subdivision;
8. Easements for public utilities and for drainage, over the south 15 feet of the land as shown and granted on the plat of subdivision;
9. 10 foot Utility and Drainage Easement per Document No. 292873, affecting the north 10 feet and the east 10 feet as indicated on plat of subdivision;
10. 20 foot Sanitary Sewer Easement affecting the northerly 20 feet of the land, as indicated on the plat of subdivision; and
11. Terms and provisions of Special Warranty Deeds recorded October 14, 1981, as Document No. 647347 and March 9, 1983 as Document No. 700074.

NOT OFFICIAL!
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TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereto appertaining, to Grantee, its successors and assigns forever.

The Grantor covenants that it will warrant and defend Grantee's title to the Real Estate hereby conveyed against the lawful claims and demands arising from Grantor's acts only, and Grantor makes no other warranty or covenant of warranty with respect to the Real Estate hereby conveyed.

The undersigneds executing this deed on behalf of Grantor represent and certify that they are duly authorized and fully empowered to execute and deliver this deed; that Grantor has full partnership capacity to convey the Real Estate described herein; and that all necessary partnership action for the making of such conveyance has been taken and done.

Grantee, by acceptance of this deed, hereby irrevocably waives and releases its present and/or future rights of contribution or cost recovery under any federal, state or local environmental, health or safety laws, regulations or standards (applicable to the Real Estate and/or underground storage tanks and/or any "petroleum facility," as defined under I.C. § 13-7-20.1 et seq., as amended from time to time), including without limitation, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response Compensation and Liability Act, I.C. § 13-7-20, et seq., I.C. § 13-7-20.1, et seq., I.C. § 13-7-8.7, et seq., and I.C. § 13-7-8.9, et seq. (collectively, "Laws"), and the regulations promulgated under any such Laws, as such Laws or regulations may be amended from time to time, which waiver and release shall survive the delivery of this deed and be binding upon Grantee and all of their successors and assigns, and such waiver and release shall run with the land.

Grantor certifies that no Indiana Gross Income Tax is due at the time of this Conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on May 12, 1993.

THE REGION ENTERPRISES LIMITED PARTNERSHIP, BY HJB ENTERPRISES, INC., ITS GENERAL PARTNER

By Charles F. Lieske
Charles F. Lieske,
President

ATTEST:

James B. Davis Secretary
James B. Davis, Secretary

**Document is
ACKNOWLEDGMENT
NOT OFFICIAL!**

STATE OF INDIANA

COUNTY OF MARION

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

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Charles F. Lieske and James B. Davis, the President and Secretary, respectively, of HJB Enterprises, Inc., the general partner of The Region Enterprises Limited Partnership, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said corporation as general partner of said partnership, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS MY HAND and Notarial Seal this 12th day of May, 1993.

My Commission Expires:

10-7-95



Candi Lee Gullinger
Notary Public -- Written

My County of Residence:

Marion

Candi Lee Gullinger
Notary Public -- Printed

NOTARY: AFFIX SEAL

This instrument prepared by: J. Peter Miller, Esq., McHale, Cook & Welch, p.c., 320 North Meridian Street, 1100 Chamber of Commerce Building, Indianapolis, Indiana 46204.

Return Recorded Instrument to: George M. Dovellos c/o Royal Brush Manufacturing, Inc., 6949 Kennedy Avenue, Hammond, Indiana 46233.

EXHIBIT A

Legal Description

Lot 13, in Midwest Central Industrial Park, Unit 1, in the Town of Munster, as shown in Plat Book 52, Page 31, in the Office of the Recorder of Lake County, Indiana.

