

177459

Deed No.

RETURN TO: GLENN R. PATTERSON, ESQ.
SINGLETON, CRIST, PATTERSON,
AUSTGEN & LYMAN
SUITE 200, 9245 CALUMET AVENUE
MUNSTER, INDIANA 46321

5

ASSIGNMENT OF TOWNHOUSE SALES PROCEEDS
(PARCEL 1)

93048848

FOR VALUABLE CONSIDERATION, and pursuant to the terms and provisions of that certain Real Estate Purchase And Option Agreement by and between FOCUS GROUP II, INC. (the "Seller"), and WILLIAM J. BRANT, JR. AND ASSOCIATES, an Indiana limited partnership, (the "Purchaser"), accepted by Purchaser on May 24, 1993, and Purchaser's Assignee, COBBLESTONES PARTNERS, an Indiana partnership (the "Assignee"), Purchaser and Assignee do hereby transfer and assign to Seller the sum of Ten Thousand Dollars (\$10,000.00) from the proceeds of the sale of each townhouse which Purchaser constructs upon the following described real estate:

A part of the South Half of Section 31, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Beginning at a point on the South line of said Section 31 that is North 88 degrees 38 minutes 38 seconds East, 1358.84 feet from the Southwest corner of said Section 31, said point of beginning is also the Southwest corner of Phase One, Block One, and Block Two of Cobblestones, an Addition to the Town of Munster, Lake County, Indiana, as shown in Plat Book 69, page 48 in the Office of the Recorder of Lake County, Indiana, thence South 88 degrees 38 minutes 38 seconds West along said South line a distance of 317.45 feet to a point that is North 88 degrees 38 minutes 38 seconds East 1041.39 feet from the Southwest corner of said Section 31, thence North 01 degrees 21 minutes 22 seconds West, a distance of 222.29 feet, thence North 28 degrees 23 minutes 30 seconds East, a distance of 107.85 feet; thence North 01 degrees 59 minutes 38 seconds East, a distance of 60.21 feet; thence North 02 degrees 19 minutes 26 seconds West, a distance of 115.49 feet; thence North 44 degrees 28 minutes 18 seconds West, a distance of 89.44 feet; thence North 16 degrees 00 minutes 25 seconds East, a distance of 139.20 feet; thence North 85 degrees 21 minutes 12 seconds East, a distance of 185.60 feet; thence North 60 degrees 16 minutes 27 seconds East, a distance of 232.60 feet to the West line of said Phase One, Block One and Block Two of Cobblestones; thence South 01 degrees 21 minutes 22 seconds East, along said West line a distance of 410.85 feet to a point of curve; thence Southerly along said West line and along a curve concave to the West with a radius of 213.33 feet, an arc distance of 147.44 feet to a point of compound curve; thence continue Southerly along said West line and along a curve concave to the East with a radius of 257.33 feet, an arc distance of 177.85 feet to a point of tangent; thence South 01 degrees 21 minutes 22 seconds East, along said West line a distance of 100.00 feet to the point of beginning, containing 6.072 acres, more or less, all in the Town of Munster, Lake County, Indiana.

Document is NOT OFFICIAL. This document is the property of the Lake County Recorder.

STATE OF INDIANA
LAND RECORDS
FILED

(the "Real Estate"). The Ten Thousand Dollars (\$10,000.00) required to be paid to Seller pursuant to the foregoing shall be paid at the closing of the sale of each townhouse by the Purchaser or Assignee to Purchaser's or Assignee's first buyer, in exchange for which Seller shall deliver to and for the benefit of Purchaser or Assignee and Purchaser's or Assignee's said first buyer, a release of Purchaser's or Assignee's obligation hereunder, in recordable form, describing that portion of the Real Estate purchased by Purchaser's or Assignee's said first buyer.

tu
1500

Dated this 23rd day of July, 1993.

SELLER:

FOCUS GROUP II, INC.

By: 

Jerald J. Good, President

PURCHASER:

**WILLIAM J. BRANT, JR. AND ASSOCIATES,
an Indiana limited partnership**

By: 

William J. Brant, Jr., General Partner

Document is

NOT OFFICIAL!

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

ASSIGNEE:

**COBBLESTONES PARTNERS, an Indiana
partnership**

By: 

James Cowser, Partner

By William J. Brant, Jr. and Associates,
an Indiana limited partnership, Partner

By: 

William J. Brant, Jr., General Partner



STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of July, 1993, personally appeared JERALD J. GOOD, the President of FOCUS GROUP II, INC., and acknowledged the execution of the foregoing instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Glenn R. Patterson, Notary Public

My Commission Expires:

November 25, 1996

County of Residence:

Lake



STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of July, 1993, personally appeared WILLIAM J. BRANT, JR., the General Partner of WILLIAM J. BRANT, JR. AND ASSOCIATES, an Indiana limited partnership, and acknowledged the execution of the foregoing instrument on behalf of said partnership.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Notary Public

Printed Name: MICHAEL G. GARDNER

Document is **NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder!

My Commission Expires:

9/10/95

County of Residence:

LAKE

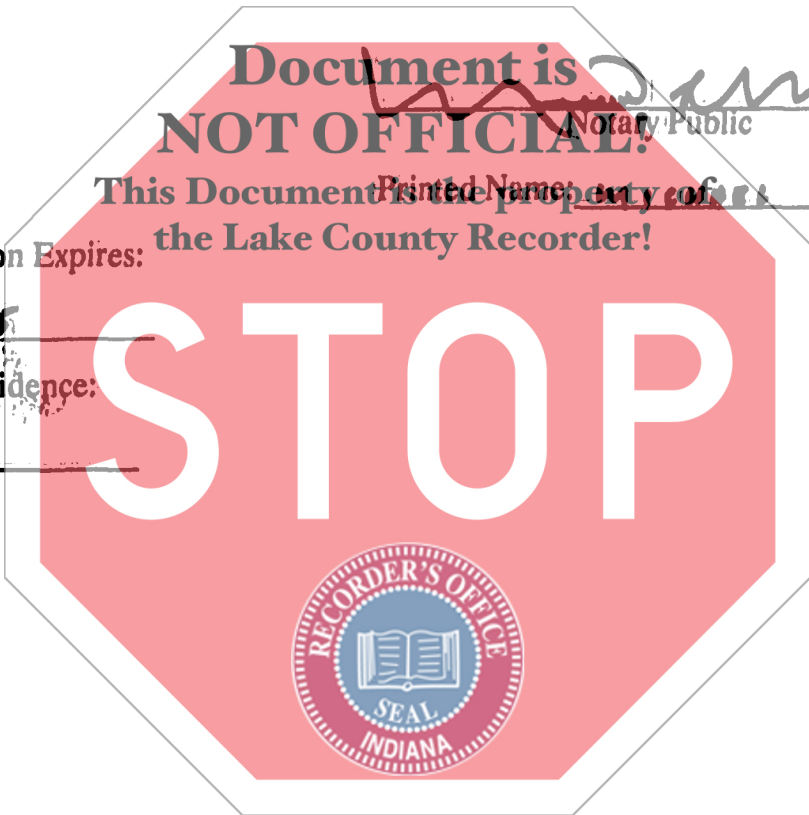
STOP



STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of July, 1993, personally appeared JAMES COWSER, as a partner of COBBLESTONES PARTNERS, and WILLIAM J. BRANT, JR., as general partner of WILLIAM J. BRANT, JR. AND ASSOCIATES, as a partner of COBBLESTONES PARTNERS, and acknowledged the execution of the foregoing instrument on behalf of said partnership.

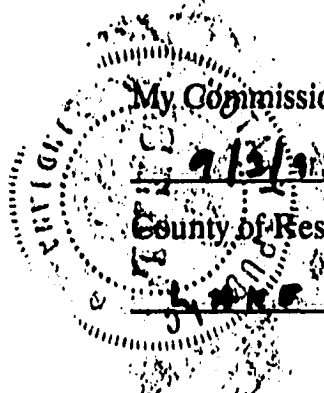
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



[Handwritten Signature]
Notary Public

This Document is the property of COLE L. MURPHY
the Lake County Recorder!

My Commission Expires: 9/13/95
County of Residence: LAKE



This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson, Austgen & Lyman, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321

grp\aw\realcst\agrecmts\fgii-wjb.as1