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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

4383 Spangler, Jennings & Dougherty  
8396 Mississippi  
Merrillville In 46410

DEC 21 1993

TAX-KEY-NO. 15-483-15

Mail Tax Bills To:  
DEKA DEVELOPMENT CO., INC.  
R.D. #1, Box 202-A  
Guys Mills, PA 16327

*Anna M. Ostrow*  
AUDITOR LAKE COUNTY

**CORPORATE DEED**

THIS INDENTURE WITNESSETH, That DALLAS DEVELOPMENT CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Pennsylvania, CONVEYS AND WARRANTS to DEKA DEVELOPMENT CO., INC., of Crawford County, in the State of Pennsylvania, in consideration of Ten Dollars & 00/100 (\$10.00), the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot "P" (except the West 5 feet thereof and except the East 100 feet thereof), Commerce Park Planned Business Center, in the Town of Merrillville, as shown in Plat Book 48, Page 119, in Lake County, Indiana. This is the postal address of which is 433 West 84th Dr., Merrillville, IN 46410.

Document is NOT OFFICIAL! the Lake County Recorder!

**SUBJECT TO:**

1. Mortgage dated March 25, 1993 and recorded March 26, 1993, as Document No. 93018971, made by Dallas Development Corporation, a Pennsylvania Corporation, to First Federal Savings Bank of Indiana, an Indiana Corporation, to secure one Note for \$220,000.00 payable as therein provided, and the covenants, agreements and provisions therein contained.
2. Terms and provisions of an Assignment of Rents recorded March 26, 1993, as Document No. 93018972, made by and between Dallas Development Corporation, Michael J. Kalustian and Kathy Kalustian, and First Federal Savings Bank of Indiana, which was given as additional security for the mortgage referred to in #1 above.
3. Terms and provisions of an unrecorded Lease as evidenced and Memorandum of Lease dated April 15, 1992 and recorded April 14, 1993, as Document No. 93023584, made by and between Dallas Development Corporation, Lessor, and American General Life & Accident Insurance Co., a Tennessee Corporation, Lessee leasing and demising the land for a term of 15-years, commencing on August 1, 1992 and ending on the last day of July, 2007, unless sooner terminated or extended.
4. All real estate taxes and assessments due for the year 1993 and payable 1994 and thereafter.
5. All easements, set back lines, liens, encumbrances, rights-of-way, and other matters of record.

Chicago Title Insurance Company  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

RECORDED  
MARCH 27 1 50 PM '93  
MICHAEL J. OSTROW  
CLERK

10727A  
900 pd  
CF

6. Grantor hereby represents that it is a Subchapter "S" Corporation and therefore is exempt from the Indiana Gross Income Tax Laws.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30<sup>th</sup> day of Nov, 1993.

**NOT OFFICIAL!**  
DALLAS DEVELOPMENT CORPORATION

This Document is the property of:  
By: Michael J. Kalustian  
the Lake County RECUSITIAN, President

STATE OF PENNSYLVANIA)

COUNTY OF CRAWFORD )

SS:

Before me, a Notary Public in and for said County and State, personally appeared Michael J. Kalustian, the President of Dallas Development 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 30<sup>th</sup> day of Nov, 1993.



Mary E. Terregino  
NOTARY PUBLIC (Signature)

Notarial Seal  
Mary E. Terregino, Notary Public  
West Mead Twp., Crawford County  
My Commission Expires Dec. 7, 1995  
Member Pennsylvania Association of Notaries

MARY E. TERREGINO  
Notary Public (Printed)

My Commission Expires: 12-7-95

Resident: CRAWFORD County.

This Instrument Prepared By: ALLEN B. ZAREMBA  
Spangler, Jennings & Dougherty, P.C.  
8396 Mississippi Street  
Merrillville, IN 46410  
PH: (219)-769-2323

Mail to: Allen B. Zaremba, Attorney at Law, 8396 Mississippi St.,  
Merrillville, IN 46410.