

THIS INDENTURE WITNESSETH, That BANK ONE, MERRILLVILLE, NA ("Grantor"), a corporation organized and existing under the laws of the United States of America, CONVEYS and WARRANTS to WELSH OIL, INC., an Indiana corporation

of Lake County, the State of Indiana, in consideration of Ten 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:

Lot 1, Midwest Central Business Park, Unit No. 3, as shown in Plat Book 58, page 44, in Lake County, Indiana, being a resubdivision of part of Block 3, Midwest Central Business Park.

Subject to taxes and assessments for 1994 due and payable in 1995, and for all years thereafter.

Subject to all easements, covenants, restrictions, conditions, and limitations of record.

Subject to all zoning ordinances and laws now or hereafter in effect.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed for the reason that the grantor received title to the subject property through the foreclosure or the voluntary conveyance in lieu of foreclosure of a mortgage held by grantor on said property and that the amounts due on the mortgage debt equal to or exceed the value of the net consideration received by grantor for this conveyance.

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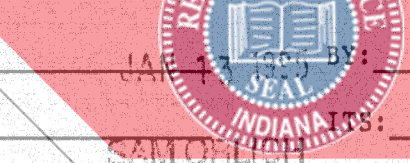
The undersigned person(s) ~~execute this deed~~ and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor 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. The undersigned further certify as to the truth of the statements made concerning Indiana Gross Income Tax.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28th day of December, 1994.

ATTEST:

BY: David T. Flint
DAVID T. FLINT
ITS: SR. VICE PRESIDENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTMENTS FOR TRANSFER BANK ONE, MERRILLVILLE, NA



ITS: SR. VICE PRESIDENT

STATE OF INDIANA)
(SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared J.L. Dandurand, as Chairman of the Board & President, and David T. Flint, as Sr. Vice President, respectively of BANK ONE, MERRILLVILLE, NA, 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 the 28th day of December, 1994.

My Commission Expires: 02-28-1997
Resident of Lake County

Sharon L. Delph
Sharon L. Delph Notary Public

This instrument prepared by: Sherril Tokarski, an Officer of Bank One, Merrillville, NA

Mail Tax Statements to: P.O. Box 10725
Merrillville, IN 46411-0725

Chicago Title Insurance Company
95002952
AMASA G. COLBY
CHIEF DEP. RECORDER
95 JAN 17 PM 12:57
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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OK