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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MARKER
RECORDER

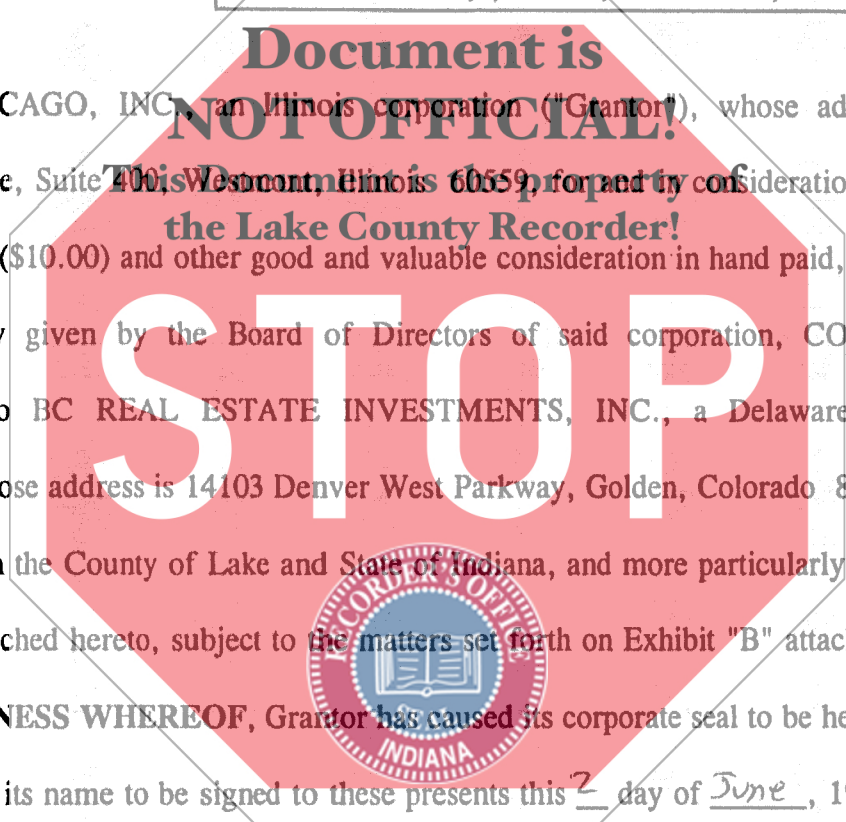
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WARRANTY DEED

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 8 1995

SAM ORLICH
AUDITOR LAKE COUNTY
The space reserved for Recorder's use only.



BC CHICAGO, INC., an Illinois corporation ("Grantor"), whose address is 770 Pasquinelli Drive, Suite 200, Westmont, Illinois 60559, for and by consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BC REAL ESTATE INVESTMENTS, INC., a Delaware corporation ("Grantee"), whose address is 14103 Denver West Parkway, Golden, Colorado 80401 the real estate situated in the County of Lake and State of Indiana, and more particularly described on Exhibit "A" attached hereto, subject to the matters set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents this 7 day of June, 1995.

BC CHICAGO, INC., an Illinois corporation

By: [Signature]
John Morlock, President

13.00
ct

STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Morlock, the President of BC Chicago, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of June, 1995.

Diann E. Shepherd
Notary Public

This instrument prepared
by and should be returned to
Alan J. Salle, Esquire
Rudnick & Wolfe
203 N. LaSalle Street
Chicago, Illinois 60601

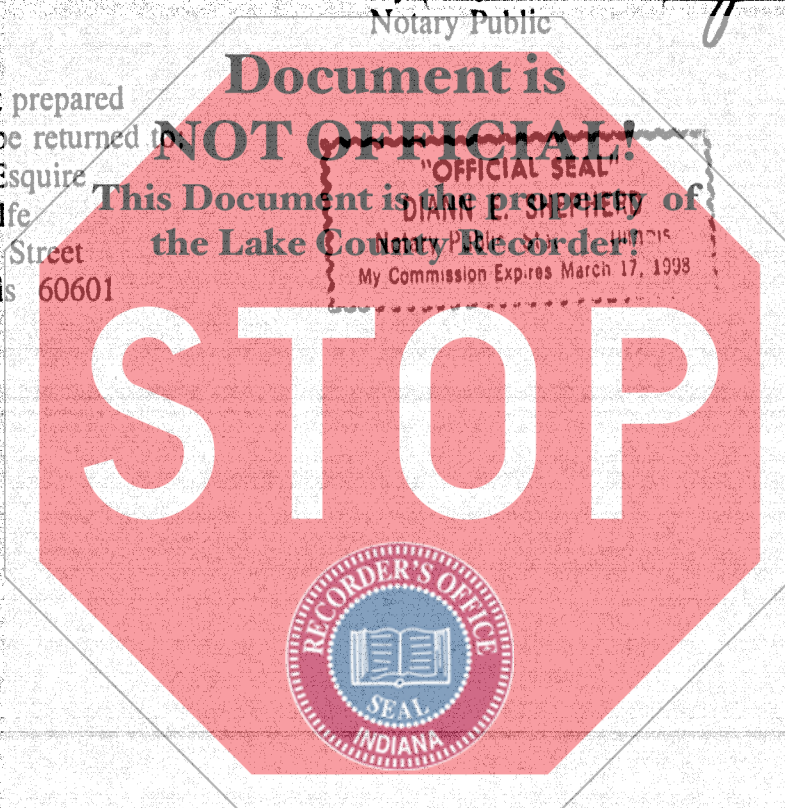


EXHIBIT A

Legal Description of the Property

**LOTS 1 TO 12, BOTH INCLUSIVE, CALUMET RIDGE 2ND ADDITION TO MUNSTER,
AS SHOWN IN PLAT BOOK 20, PAGE 14, IN LAKE COUNTY, INDIANA.**



EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes not yet due and payable as of June 2, 1995.

