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STATE OF INDIANA
LAKE COUNTY
FILED

96007355

96 FEB -2 AM 10:25

RECORDED
RECORDER

WARRANTY DEED

Chicago Title Insurance Company

THIS INDENTURE WITNESSETH: That CFMS-1 GENERAL PARTNERSHIP, an Illinois general partnership ("Grantor"), CONVEYS AND WARRANTS to CLINE AVENUE ASSOCIATES/^{L.L.C.} ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana: The North Half of Lot 6 described as follows:

Starting at the northwest corner of Lot 6, proceed south 55° 36'-48" east along a northerly line of said Lot 6 a distance of 227.43 feet; thence proceed south 21° 57'-54" west a distance of 528.58 feet; thence proceed north 68° 2'-6" west at rights angles to this line, a distance of 249.73 feet more or less to the west line of Lot 6; thence proceed north 24° 42'-13" east a distance of 578.16 feet more or less to the place of beginning. All in Kennedy Industrial Park addition to the City of Hammond as marked and laid down in Plat Book 38, Page 55 in the Office of the Recorder of Lake County, Indiana. Contains a minimum of 3.0030 acres.

Commonly known as 3800 - 179th Street, Hammond, Indiana.

Key Nos. 34-352-10 and 11 Unit 26

Subject to all easements, restrictions and covenants of record, and 1995 taxes payable in 1996 and all subsequent taxes.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a general partner of the Grantor and is fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done. (There is no Indiana gross income tax due on the transfer made by this conveyance).

CHICAGO TITLE INSURANCE COMPANY
RECORDED
FEB 2 1996
LAKE COUNTY, INDIANA

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