

C 763577

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

Mall tax bills to:

WARRANTY DEED

THIS INDENTURE WITNESSETH, That WINFIELD ACQUISITIONS, INC, an Illinois Corporation

162 Washington Street
Lowell, Indiana 45356
765-6727 or 695-0100

THE ALLEN COUNTY INDIANA BAR ASSOCIATION, INC.

("Grantor") of Lake County in the State of Indiana
CONVEYS AND WARRANTS TO CENTIER BANK

of County in the State of
in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged,
following described real estate in Lake County, in the State of Indiana:

That part of the Southwest Quarter of Section 4, Township 34 North, Range 7 West of the Second Principal Meridian, described as follows: Beginning at a point lying on the North line of the South 50.00 feet of said Southwest Quarter a distance of 307.79 feet East of the West line of said Southwest Quarter, said point being the Southeast corner of land deeded to Family Express Corporation by deed dated August 1, 1995, and recorded August 9, 1995, as Document No. 95044816; thence North 0 degrees 15 minutes 55 second East, along the East line of said deeded land, 217.52 feet; thence Southeasterly, along a curve convex to the Southwest, having a radius of 60.00 feet and whose center point is 309.70 feet East of the West line of said Southwest Quarter and 327.52 feet North of the South line of said Southwest Quarter, an arc distance of 0.57 feet to a point of tangency; thence North 89 degrees 59 minutes 52 seconds East along a line tangent to aforesaid curve at last described point, 163.72 feet to a point of curvature; thence Southeasterly, along a curve convex to the Northeast, having a

CONTINUED ON BACK

Dated this 19th day of JANUARY, 1996.

WINFIELD ACQUISITIONS, INC., an Illinois corp.

By: Mark S. Youngman PRESIDENT

(Signature)
MARK S. YOUNGMAN
(Printed Name)

(Signature)
(Printed Name)

STATE OF INDIANA ILLINOIS
COUNTY OF COOK SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of JANUARY, 1996, personally appeared: MARK S. YOUNGMAN, PRESIDENT OF WINFIELD ACQUISITIONS, INC., AN ILLINOIS CORPORATION, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 3/30/98
Resident of Cook County

Signature Yvonne D. Navarro
Printed YVONNE D. NAVARRO Notary Public

STATE OF
COUNTY OF SS:

Before me, the undersigned, a Notary Public in and for said County and State, this ___ day of ___, 199___, personally appeared:

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: ___ Signature ___
Resident of ___ County Printed ___, Notary Public

This instrument prepared by Theodore A. Fitzgerald, P.O. Box 98, Hebron, IN 46341 Attorney at Law
Attorney Identification No. 6903-64

MAIL TO:

(Signature)
(Printed Name)
(Signature) FEB 7 1996
(Printed Name)

SAM ORLICH
AUDITOR LAKE COUNTY

"OFFICIAL SEAL"
YVONNE D. NAVARRO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Mar. 30, 1998

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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Handwritten initials

radius of 30.00 feet and whose center point is 238.29 feet North of the South line of said Southwest Quarter and 473.31 feet East of the West line of said Southwest Quarter, an arc distance of 5.74 feet; thence South 0 degrees 15 minutes 55 seconds West, along a line perpendicular to the South line of said Southwest Quarter, 217.76 feet to a point 50.00 feet North of said South line and 477.79 feet East of the West line of said Southwest Quarter; thence North 89 degrees 44 minutes 05 seconds West, along a line parallel to said South line, 170.00 feet to the point of beginning; all in Lake County, Indiana; subject to existing legal highways, ditches, drains, and easements, if any; and subject to applicable zoning regulations. Subject to non-exclusive easement for ingress and egress and maintenance contained in a certain Trustee's Deed from First National Bank, Valparaiso, as Trustee, under a certain Trust Agreement dated January 27, 1995, commonly know as Trust No. 13-2617 to Golden Arch Limited Partnership, a Delaware Limited Partnership, dated October 11, 1995, and recorded October 16, 1995, as Document No. 95062233; subject to restrictive covenants executed by First National Bank, Valparaiso, as Trustee, under a certain Trust Agreement dated January 27, 1995, commonly known as Trust No. 13-2617, dated July 21, 1995, and recorded October 16, 1995, as Trust No. 13-2617, as Document No. 95063118; and subject to the terms and conditions of a certain real estate agreement between the parties covering the hereinabove real estate and dated January 16, 1996 which shall survive the closing of this transaction and shall remain in full force and effect between the parties. Subject to a certain Grant of Common Area Easements and Declaration of Common Area Restrictions, Covenants and Conditions by and between Winfield Acquisitions, Inc., an Illinois Corporation, and First National Bank, Valparaiso, as Trustee under a certain Trust Agreement dated January 27, 1995 and commonly known as Trust No. 13-2617, dated December 29, 1995.

11-27-95