

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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SPECIAL WARRANTY DEED

MARKETPLACE AND
RECORDER

Chicago Title Insurance Company

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THIS INDENTURE, made as of February 10, 1996, from GLORIA C. GRAY AS TRUSTEE UNDER DECLARATION OF TRUST DATED SEPTEMBER 28, 1989, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SAM H. GRAY BY VIRTUE OF HER POWERS UNDER INDIANA LAW, ("Grantor"), to JORGE A. ALVAREZ, 607 W. State Street, Calumet City, Illinois ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by ("Grantee"), the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Lake and State of Indiana known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Grantor certifies that there is no Indiana gross income tax due or payable in connection with this conveyance.

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed the day and year first above written.

GLORIA C. GRAY, AS TRUSTEE UNDER DECLARATION OF TRUST DATED SEPTEMBER 28, 1989, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SAM H. GRAY BY VIRTUE OF HER POWERS UNDER INDIANA LAW

Gloria C. Gray

Gloria C. Gray, Trustee

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ADJUSTMENT FOR TRANSFER.

FEB 20 1996

SAM ORLICH
AUDITOR LAKE COUNTY

000962

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at
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

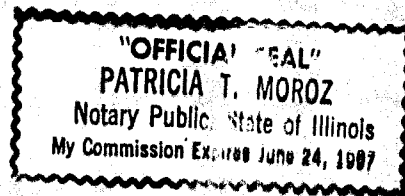
I, PATRICIA T MOROZ, a Notary Public in and for the County and State aforesaid, do hereby certify that Gloria C. Gray, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said Trusts for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of February, 1996.

Patricia T Moroz
Notary Public

My commission expires on _____

This instrument was prepared by
Jeffrey P. Gray
Wildman, Harrold, Allen & Dixon
225 West Wacker Drive, Suite 3000
Chicago, Illinois 60606-1229



After recording this instrument
should be returned to and subsequent
tax bills sent to:

Jorge A. Alvarez
607 W. State Street
Calumet City, Illinois



EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 12.5 FEET OF LOT 16, AND THE NORTH 12.5 FEET OF LOT 17, BLOCK 12, RESUBDIVISION OF PART OF THE WEST 1317.5 FEET OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 15, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 4417 INDIANAPOLIS BLVD., EAST CHICAGO, INDIANA

KEY NO: 30-32-3 (TAX UNIT NO. 24)

EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for year 1995 and subsequent years.
2. Easements and restrictions of record as shown in the Commitment for Title Insurance, Number 0484771 dated January 18, 1996 issued by Chicago Title Insurance Company.