

WARRANTY DEED

4432

Chicago Title Insurance Company

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For TEN (\$10.00) DOLLARS and other Valuable Consideration, the payment and receipt of which is acknowledged, AXG Corp., an Illinois Corporation, Conveys and Warrants to CHICAGO BELLE, LTD., an Illinois Corporation, the following Real Estate in Lake County, Indiana:

As described on Schedule A, attached,

THIS PROPERTY IS EXEMPT

Subject to real estate taxes due or payable thereon and further subject to all assessments, mortgages, liens, covenants, easements, restrictions and memorandum of record.

Send Tax Bills to CHICAGO BELLE, LTD. c/o Lawrence I. Serlin, 3218 Skokie Valley Rd., Highland Park, Illinois 60035

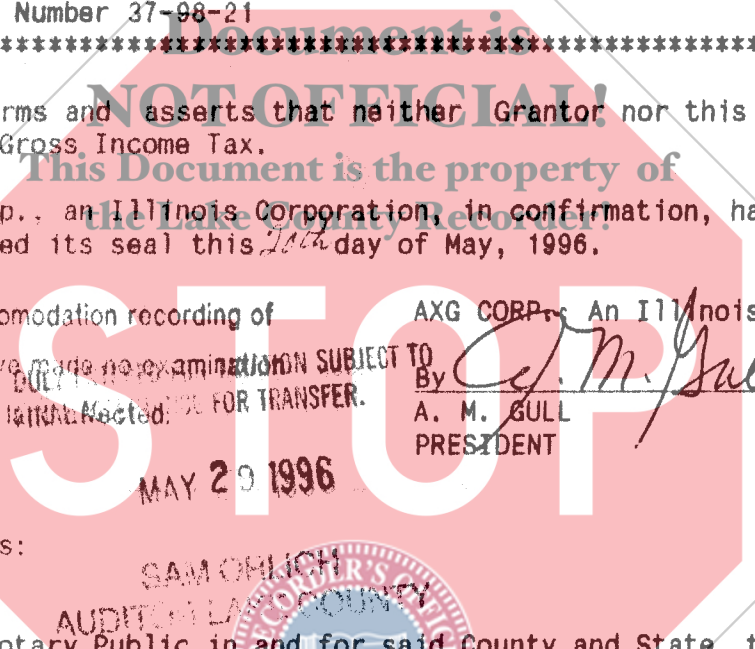
Taxing Unit 26, Key Number 37-98-21

96096235

The Grantor confirms and asserts that neither Grantor nor this transaction are subject to Indiana Gross Income Tax.

The Grantor AXG Corp., an Illinois Corporation, in confirmation, has executed its signature and affixed its seal this 20th day of May, 1996.

CTIC Has made an accomodation recording of the instrument. We have made no examination of the instrument or the instrument recorded. AXG CORP., An Illinois Corporation
By A. M. Gull
A. M. GULL
PRESIDENT



MAY 29 1996

MADE FOR RECORDING
REORDER

96 MAY 30 AM 10:19

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDING

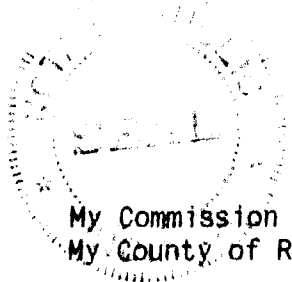
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

SAM ONLICH
AUDITOR LAKE COUNTY

Before me, a Notary Public in and for said County and State, this 20th day of May, 1996, personally appeared A. M. Gull, who acknowledged upon his oath that he executed the foregoing Warranty Deed on behalf of AXG Corp., an Illinois Corporation, in his capacity as president of said corporation, and further acknowledged that he executed the same with full and proper authority to bind said corporation, as his and the corporation's free and voluntary acts and deeds for the uses and purposes therein mentioned.

In Confirmation, I execute my signature and affix my Official Notarial Seal.

Sally V. Files
SALLY V. FILES
NOTARY PUBLIC



My Commission Expires: Sept. 15, 1997
My County of Residence: Jasper

This Deed Prepared By
HUGH D. BRAUER, ATTORNEY AT LAW
9200 Calumet Avenue, Suite N201
Munster, Indiana 46321
Phone: 219.838.8680
Fax: 219.838.9084

00187

12.00 K.S. CT

SCHEDULE A

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 37 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 1 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST SECTION LINE 360.21 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PITTSBURGH-FORT WAYNE AND CHICAGO RAILROAD; THENCE NORTH 50 DEGREES 08 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, THAT IS 50 FEET FROM THE CENTERLINE OF THE EASTBOUND MAIN TRACT, 1339.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46 DEGREES 13 MINUTES 12 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 377.55 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 28 SECONDS WEST, 222.63 FEET; THENCE ON A CURVE TO THE LEFT 474.21 FEET, SAID CURVE HAVING A RADIUS OF 11554.71 FEET AND A CHORD THAT BEARS SOUTH 41 DEGREES 37 MINUTES 41 SECONDS EAST, 474.18 FEET; THENCE SOUTH 21 DEGREES 54 MINUTES 16 SECONDS WEST, 139.26 FEET TO THE POINT OF BEGINNING.

