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Parcel No. 15-539-1

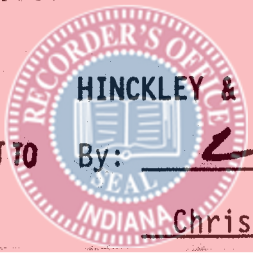
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Hinckley & Schmitt, Inc., successor by merger with Hinckley & Schmitt Distributing Co., an Illinois corporation ("Grantor") CONVEYS to Hinckley & Schmitt, Inc., having an address at 6055 South Harlem Avenue, Chicago, Illinois 60638, a Delaware Corporation, ("Grantee") for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, Indiana described in Exhibit A attached hereto and forming a part hereof (the "Real Estate").

Grantor covenants that the Real Estate is free from any encumbrances made or suffered by Grantor, except as noted herein; and that the Grantor and its successors shall warrant and defend the same unto Grantee forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, except as aforesaid.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is a duly authorized representative of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the Real Estate; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has cause this Deed to be executed this 29th day of MARCH, 1996.



HINCKLEY & SCHMITT, INC

By:

Christian G. Farman

(printed)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 4 1996

Its: Vice President

SAM ORLICH
AUDITOR LAKE COUNTY

This instrument prepared by

Andrea L. Greene, Esq.
Squadron, Ellenoff, Plesent & Sheinfeld, LLP
551 Fifth Avenue
New York, New York 10176

Send tax statements to:

Hinckley & Schmitt, Inc.
6055 South Harlem Avenue
Chicago, Illinois 60638

Chicago Title Insurance Company

29th
96021870

MARGARET E. CLEVELAND
RECORDER

96 APR -4, PM 1:19

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

000369

1686
08/22
CT

RECORD AND RETURN TO:

Steven L. Wilner, Esq.
Cleary, Gottlieb, Steen & Hamilton
One Liberty Plaza
New York, New York 10006



EXHIBIT A
(Legal Description)

LOT 1-12, 4TH RESUBDIVISION OF PART OF LOT 1, SOUTHLAKE INDUSTRIAL PARK, AS SHOWN IN PLAT BOOK 58, PAGE 30, IN LAKE COUNTY, INDIANA.

Being and intended to be the same premises conveyed to Grantor by deed dated July 12, 1985, from Steven D. Sohacki and Bernice Sohacki, recorded on July 13, 1985, in Lake County, Indiana, as Instrument no. 836692.

