

MAIL TAX BILLS TO:

The O'Brien Family Limited Partnership
Arnel, Inc.
629 Green Bay Road
Wilmette, Illinois 60091

Key Numbers:

33-73-1; 33-73-6
33-73-7; 33-73-8
33-73-9; 33-77-1
33-77-32

JULY ENTERED FOR TAXATION SUBJECT 1
-1996 ACCEPTANCE FOR TRANSFER
SEP 27 1996

SAM ORLICH
AUDITOR LAKE COUNTY

SPECIAL WARRANTY DEED

VPT REAL ESTATE CORP. II, a Delaware corporation ("Grantor"), conveys and warrants, as to Grantor and those claiming under Grantor, to:

THE O'BRIEN FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership

in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Parcel 1: Lots 1 to 38, both inclusive, Block 1, Flossmoor Addition to Hammond, as shown in Plat Book 20, Page 31, in Lake County, Indiana, together with the East half of vacated Birch Street adjoining Block 1 on the West, and together with the vacated East-West alley and the vacated North-South alley shown on said Plat of Subdivision

Parcel 2: Lots 1 to 32, both inclusive, Block 5, Flossmoor Addition to Hammond, as shown in Plat Book 20, Page 31, in Lake County, Indiana, together with the West half of vacated Birch Street adjoining Block 5 on the East, and together with the vacated East-West alley and the vacated North-South alley shown on said Plat of Subdivision

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1995, payable in 1996, and for all subsequent years;
2. Rights of the public in and to public roads and rights-of-way, now existing or hereinafter required, created, expanded or determined by any governmental authority having competent jurisdiction over the transferred real estate and such roads;
3. Covenants, restrictions, easements and other agreements of record;

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

RECORDER



HOLD FOR FIRST AMERICAN TITLE

TC 2380

001595

Handwritten signature/initials

4. Rights of utility companies to maintain pipes, poles, cables and wires over, on or under any part or the whole of the transferred real estate, whether arising under recorded easements or rights-of-way or operation of law;
5. Zoning ordinances and federal, state and local laws, regulations and ordinances;
6. Rights of tenants in possession and/or tenants under unrecorded leases; and
7. Existing service, maintenance or other contracts in connection with the transferred real estate and any replacements or extensions thereof.

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The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the By-Laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Delaware; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

This Document is the property of the Lake County Recorder!

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on
September 25, 1996

VPT REAL ESTATE CORP. II



By: _____

George Zoffinger
George Zoffinger, President

STATE OF New Jersey)
)
COUNTY OF Middlesex) SS:

BEFORE ME, the undersigned, a Notary Public, on September 25, 1996, personally appeared George Zoffinger, personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of VPT Real Estate Corp. II, and being first duly sworn by me upon oath, acknowledged that he has read and understands the foregoing and that he has affixed his name as his own free and voluntary acts and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


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Jo-Ann C. Koodish
Notary Public

JO-ANN C. KOODISH
NOTARY PUBLIC OF NEW JERSEY.
My Commission Expires Jan. 26, 2001

Printed Name: Jo-Ann C. Koodish

Commission Expires: Jan. 26, 2001 County of Residence: Middlesex



This instrument was prepared by:

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