

MAIL DEED TO:

AUDITOR'S RECORD

Transfer No. \_\_\_\_\_

Taxing Unit \_\_\_\_\_

Date \_\_\_\_\_

MAIL TAX BILLS TO: Hammond Bridge and Roadworks, LLC  
c/o Empress Casino Hammond Corporation  
2300 Empress Drive  
P.O. Box 2789  
Joliet, Illinois 60434-2789

TAX KEY NO: 37-98-29  
37-98-20

**CORPORATE  
SPECIAL WARRANTY  
DEED**

THIS INDENTURE WITNESSETH, that CERESTAR USA, INC. (formerly American Maize - Products Company), the Grantor, a corporation organized and existing under the laws of the State of Maine.

CONVEYS TO HAMMOND BRIDGE AND ROADWORKS, LLC, the Grantee, for and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate described on attached Exhibit A.

This conveyance is made subject to current real estate taxes not delinquent and all subsequent taxes and assessments; to all matters disclosed in Chicago Title Insurance Company Commitment No. 482277, dated 7/26/96 and to all matters disclosed on the survey of the Real Estate by American Consulting Engineers, Inc., certified on October 6, 1995 under Job No. 94-290 and recertified on November 25, 1996.

Grantor covenants that the Real Estate is free from any encumbrance, easement, restriction, lien or claim made or suffered by Grantor except as hereinabove stated, and Grantor and its successors shall warrant and defend the same to Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

The Grantor certifies that no "disclosure document" as used in the Indiana Responsible Property Transfer Law, I.C. § 15-25-3-1 et seq., is required with respect to the transfer of this parcel of real estate.

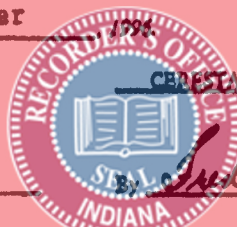
There is no present mailing address for this parcel of real estate.

Executed this 5th day of December 1996

ATTEST:

By Michael L. Fuelling  
Signature

Michael L. Fuelling, Ass't Secretary  
Printed Name and Office



CERESTAR USA, INC.  
(Name of Corporation)

By Frederick M. Ash  
Signature

Frederick M. Ash, President & Com'l Director  
Printed Name and Office

Country of Lake )  
  ) SS:  
State of Indiana                    )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frederick M. Ash and Michael L. Fuelling the President & Com'l Director and Assistant Secretary respectively of CERESTAR USA, INC., who, (1) having been duly sworn under oath represented and certified that they are duly elected officers of Grantor and have 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 described herein; and that all necessary corporate action for the execution and delivery of this Deed has been accomplished, (2) acknowledged the execution of the foregoing Deed for and on behalf of said Grantor on the date of its execution set forth above, and (3) stated that the representations set forth above are true.

Jacqueline A. Goss  
Signature Notary Public

Jacqueline A. Goss  
Printed Name  
A Resident of Hammond, Indiana

My Commission Expires April 3, 1998

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

MARSHETTE CLEMAN  
RECORDER

DULY ENTERED  
FINAL ACCEPTANCE FOR TRANSFER.

DEC 10 1996

SAM ORLICH  
AUDITOR LAKE COUNTY



1200  
000598

Chicago Title Insurance Company

Indiana Gross Income Tax on  
Sale of Real Estate

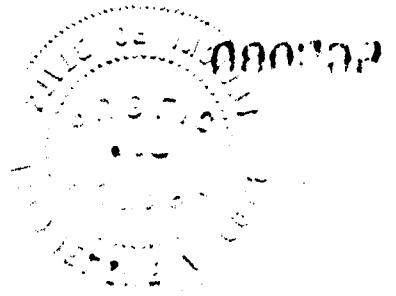
Paid by  
Crestar USA, Inc.  
Grantor

Date Paid 12-10-96

Amount Paid \$ 14,968<sup>00</sup>

Treasurer's Receipt # 438858

Lake County



**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

**STOP**



## EXHIBIT A

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 00 degrees 00 minutes 00 seconds (assumed bearing) 2,180.44 feet along the East Line of said Section 1 to its point of intersection with the original centerline of the 80-foot-wide right-of-way of Indianapolis Boulevard; thence North 39 degrees 07 minutes 01 second West 2,689.03 feet along said original centerline of the 80-foot-wide right-of-way of Indianapolis Boulevard to its point of intersection with the centerline of 112th Street (80-foot-wide right-of-way); thence South 50 degrees 52 minutes 59 seconds West 190.00 feet along the centerline of 112th Street; thence South 34 degrees 15 minutes 02 seconds West 497.85 feet along the centerline of 112th Street; thence North 55 degrees 04 minutes 58 seconds West 40.00 feet perpendicular to the centerline of 112th Street to the southeastern corner of the 1.419 acre tract of land described in the WARRANTY DEED recorded as instrument #507068 on December 14, 1978 in the office of the Recorder of Lake County, Indiana, to a point on the boundary (terminus of the third course) of the 4.793 acre tract of land described in the SPECIAL WARRANTY DEED recorded as instrument #94 21860 on March 23, 1994 in said Recorder's office, and to the **POINT OF BEGINNING** of this description; thence South 34 degrees 15 minutes 02 seconds West 205.33 feet along the northwestern right-of-way line of 112th Street; thence North 89 degrees 51 minutes 46 seconds West 336.05 feet along the northern right-of-way line of 112th Street to the eastern right-of-way line of 5th Avenue (66-foot-wide right-of-way); thence North 00 degrees 04 minutes 19 seconds East 1,127.57 feet along the eastern right-of-way line of 5th Avenue to a point being South 00 degrees 04 minutes 19 seconds West 120.00 feet from the southeastern corner of the intersection of 5th Avenue and 110th Street (66-foot-wide right-of-way); thence South 89 degrees 37 minutes 25 seconds East 172.00 feet; thence North 00 degrees 04 minutes 19 seconds East 72.00 feet; thence South 89 degrees 37 minutes 25 seconds East 218.00 feet; thence North 00 degrees 04 minutes 19 seconds East 57.74 feet to the southwestern right-of-way line of Indianapolis Boulevard; thence South 39 degrees 07 minutes 01 second East 180.04 feet along the southwestern right-of-way line of Indianapolis Boulevard to the northwestern boundary of said 4.793 acre tract of land, the next eight (8) courses are along the boundary of said 4.793 acre tract of land; 1) thence South 50 degrees 43 minutes 23 seconds West 135.68 feet (measured, 155.27 feet dedeed); 2) thence South 36 degrees 14 minutes 30 seconds West 136.32 feet; 3) thence South 11 degrees 49 minutes 05 seconds West 132.22 feet; 4) thence South 04 degrees 06 minutes 03 seconds East 125.93 feet; 5) thence South 24 degrees 13 minutes 40 seconds East 122.46 feet to a point on a non-tangent curve concave to the northeast, said point being South 60 degrees 23 minutes 05 seconds West 346.48 feet from the radius point of said curve; 6) thence southeasterly 181.42 feet along said curve to a point being South 30 degrees 23 minutes 06 seconds West 346.48 feet from the radius point of said curve; 7) thence South 36 degrees 54 minutes 32 seconds East 43.83 feet; 8) thence South 13 degrees 20 minutes 38 seconds West 227.01 feet to the **POINT OF BEGINNING**