

Use of this form constitutes practice of law and is limited to practicing lawyers.

STATE OF INDIANA
LAKE COUNTY
RECORD

Form No. 6

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH That Joyce Sportswear Co; 09
96083054

("Grantor"), a corporation organized and exist-
ing under the laws of the State of Illinois CONVEYS AND WARRANTS to
I65 L.L.C., an Illinois limited liability company

of Cook County, in the State of Illinois, for the
sum of Ten Dollars (\$ 10.00)

and other valuable consideration, the receipt of which is hereby acknowledged, the following described
real estate in Lake County, in the State of Indiana:

See Exhibit A attached hereto and made a part hereof.

Subject to the items described on Exhibit B attached hereto and made a part hereof.

Handwritten: 3
i. 4/16/94 end.

TAX STATEMENT

Handwritten: 180 N. WACKER

Document is NOT OFFICIAL!

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

This Document is the property of the Lake County Recorder.

DEC 17 1996

SAM ORLICH
AUDITOR LAKE COUNTY

Indiana Gross Income Tax on Sale of Real Estate	
Paid by	<u>Joyce Sportswear / Chgo. Title Co.</u>
Date Paid	<u>12/16/96</u>
Amount Paid \$	<u>9,600.00</u>
Treasurer's Receipt #	<u>438859</u>
Lake County	<u>KL</u>

The undersigned persons executing this deed on behalf of Grantor represent and certify 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 making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12th day of December, 19 96 Joyce Sportswear Co.

(SEAL) ATTEST:

By _____ Signature By [Signature] Signature

Printed Name, and Office Raymond Cell - President Printed Name, and Office

STATE OF ~~INDIANA~~ ILLINOIS
COUNTY OF Cook SS:

Before me, a Notary Public in and for said County and State, personally appeared Raymond Cell

President and _____, respectively of
Joyce Sportswear Co., who acknowledged

execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of December, 19 96

My Commission Expires 11/13/99 Signature [Signature]
Printed James M. Teper, Notary Public

Residing in Cook County, Indiana
James M. Teper 001103

This instrument was prepared by _____ attorney at law.



Chicago Title Insurance Company

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 15TH AVENUE AND THE EAST LINE OF MICHIGAN STREET; THENCE NORTH ALONG THE EAST LINE OF MICHIGAN STREET 455 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 15TH AVENUE 500 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF MICHIGAN STREET 455 FEET TO THE NORTH LINE OF 15TH AVENUE; THENCE WEST ALONG THE NORTH LINE OF 15TH AVENUE 500 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF GARY, IN LAKE COUNTY, INDIANA.

Property Address:

2100 15th Avenue

Gary, Indiana

Tax Identification No.:

40-51-13 (Tax Unit No. 25)



EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
3. RIGHTS OF WAY FOR ANY ROADS, HIGHWAYS, STREETS OR ALLEYS.
4. RESTRICTIONS CONTAINED IN WARRANTY RECORDED JANUARY 2, 1946 IN DEED RECORD 737, PAGE 293, AS FOLLOWS:

Document is NOT OFFICIAL!
This is a copy of the original document recorded in the Lake County Recorder's Office.
THE GRANTEE EXPRESSLY COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THAT NO INTOXICATING LIQUORS SHALL EVER BE MANUFACTURED, SOLD OR OTHERWISE DISPOSED OF ON THE PREMISES HEREBY CONVEYED.

5. TERMS AND PROVISIONS OF AN EASEMENT FOR UNDERGROUND ELECTRICAL LINES AND GAS MAINS RECORDED SEPTEMBER 16, 1970, AS DOCUMENT NO. 72541, TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, DESCRIBING THE FOLLOWING LAND:

A STRIP OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND FIFTEEN (15) FEET WIDE LYING SEVEN AND ONE-HALF (7-1/2) FEET ON EACH SIDE OF A CENTER LINE AND SAID CENTER LINE PRODUCED, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 7-1/2 FEET EASTERLY OF THE EAST PROPERTY LINE OF MICHIGAN AVENUE AND ON THE NORTH PROPERTY LINE OF 15TH AVENUE; THENCE NORTHERLY AND PARALLEL TO THE EAST PROPERTY LINE OF MICHIGAN AVENUE, 480 FEET; AND ALSO ON SAID CENTER LINE BEGINNING AT A POINT 412.5 FEET NORTHERLY OF THE NORTH PROPERTY LINE OF 15TH AVENUE; THENCE EASTERLY AND PARALLEL TO THE NORTH PROPERTY LINE OF 15TH AVENUE 192.5 FEET.