

**Mail Tax Bill To:**

4357 Monroe, P. O. Box 1938  
Gary, Indiana 46409

DEC 7 1997

**TRUSTEE'S DEED**

HOLD FOR FIRST AMERICAN TITLE

THIS INDENTURE WITNESSETH that THE BANK OF NEW YORK, AS TRUSTEE, UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF JULY 1, 1996, CTS HOME EQUITY LOAN TRUST 1996-1, does hereby grant, bargain, sell and convey to:

MERCANTILE NATIONAL BANK, UNDER TRUST NUMBER 6228, of Lake County, State of Indiana for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to wit:

LOTS 13, 14 AND 15 IN BLOCK 1 TO TOLLESTON HEIGHTS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 37, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.  
a/k/a 4357 Monroe, Gary, Indiana  
Key No. 47-151-16 Unit No. 25

This conveyance is made subject to the following:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real Estate taxes for the year 1996, payable in 1997 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned.

IN WITNESS WHEREOF, the said THE BANK OF NEW YORK, as Trustee, sets its hand and seal this 4 day of DECEMBER, 1997.

STATE OF New York )  
COUNTY OF New York ) ss:

THE BANK OF NEW YORK, as Trustee  
Under the Pooling and Servicing  
Agreement, Dated as of July 1, 1996,  
CTS Home Equity Loan Trust 1996-1  
BY: [Signature]

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of DECEMBER, 1997, personally appeared the within named THE BANK OF NEW YORK, as Trustee, By FRANKLIN AUSTIN and acknowledged the execution of the foregoing Deed as its free and voluntary act, acting as Trustee.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expire:  
County of Residence:

[Signature]  
Notary Public

MARILYN O. AUSTIN  
Notary Public, State of New York  
No. 01AU5022741  
Qualified in Queens County  
Commission Expires Jan. 18, 1998

This Instrument Prepared By:  
JOHN F. HILBRICH #7513-45  
HILBRICH, CUNNINGHAM & SCHWERD  
2637 - 45th Street  
Highland, IN 46322  
Phone: (219) 924-2427

\*\*\* NO LEGAL OPINION RENDERED \*\*\*

08 08 8  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
DEC 15 AM 11:01  
OFFICE OF CLERK

11:02  
FA 2