

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

97087881

**SPECIAL WARRANTY DEED**

3

THIS INDENTURE WITNESSETH, that Handy Andy Realty Company, Inc. ("Grantor"), a Delaware corporation, hereby conveys and warrants, subject to the terms and conditions hereof, to Sergio Urquiza and Oscar Perretta as tenants in common ("Grantees"), of Lake County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in Lake County, in the State of Indiana as described on the attached Exhibit A ("Real Estate").

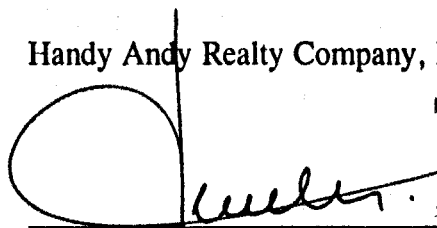
The address of such real estate is commonly known as 6490 Broadway, Merrillville, Indiana. Tax bills should be sent to Grantees at such address unless otherwise indicated below.

This conveyance is also subject to (i) all highways, easements, rights of way, restrictions, and other claims or interest of record, (ii) taxes for 1997 payable in 1998, and (iii) the warranty of title being limited by and subject to any defects in title from Grantor's predecessors in interest.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is duly elected officer 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 described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 5th day of December, 1997.

Handy Andy Realty Company, Inc.



By: Jean Paul Descheemaeker  
Its Treasurer

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 22 1997

SEAL OF THE COUNTY CLERK OF LAKE COUNTY

NORTHWEST INDIANA TITLE SERVICES, INC.  
182 Washington Street  
Merrillville, Indiana 46450  
Tel: 317-831-1100

Tax Bills to  
1370 Joliet St.  
Przer In.

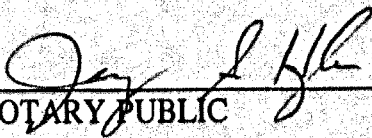
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#4477

STATE OF FLORIDA     )  
                                  ) SS  
COUNTY OF POLK     )

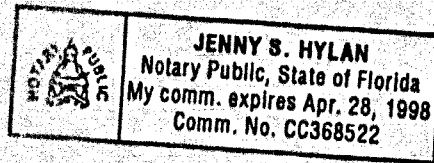
Before me, a Notary Public in and for said County and State, personally appeared Jean Paul Descheemaeker, the Treasurer of Handy Andy Realty Company, Inc., who acknowledged the execution of the foregoing Special Warranty Deed on behalf of such entity, and who having been duly sworn stated that any representations therein contained are true.

WITNESS my hand and notarial seal this 5<sup>th</sup> day of December, 1997.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

April 28, 1998



Prepared By: Susan Z. Gamble  
Summers, Compton, Wells & Hamburg, P.C.  
8909 Ladue Road  
St. Louis, Missouri 63124  
(314) 991-4999

167050.1

Indiana Gross Income Tax on Sale of Real Estate	
Paid by	<u>Handy Andy Realty Co, Inc.</u> Grantor
Date Paid	<u>12-15-97</u>
Amount Paid \$	<u>4,882.20</u>
Treasurer's Receipt #	<u>438878</u>
Lake County	

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

The East 1182 feet of that part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in the Town of Merrillville, Lake County, Indiana, lying Northerly of the Northerly right of way line of the Chicago and Grand Trunk Railway Company, except the North 650 feet thereof, and except therefrom that part of said tract lying South of a line which begins on the East line thereof at a point 241 feet North of the intersection of said East line and the Northerly right of way of said Railroad and extends West at right angles to said East line a distance of 1175.6 feet to the Northerly right of way line of said Railway Company. Also excepting that part, if any, lying West of the East line of the West 1478.40 feet of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said section, in Lake County, Indiana.

**PARCEL II:**

Part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in the Town of Merrillville, Lake County, Indiana, being more particularly described as follows: Commencing at a point on the east line and the Northerly right of way line of Grand Trunk Western Railroad Company; thence North along the East line thereof 241 feet; thence West at right angles to East line thereof 1161.6 feet to a point of being the true place of beginning of the tract herein described; thence East along the afore described line a distance of 500 feet; thence South on a line parallel with the East line of said Section, a distance of 100 feet, more or less, to the Northerly right of way line of the Grand Trunk Western Railroad Company; thence Northwesterly along said Railroad right of way line a distance of 550 feet; thence Northerly to the place of beginning.