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MAIL TAX BILLS TO:

Harold Cox and Loretta June Cox 8115 Victoria Place Crown Point, Indiana 46307

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that

VICTORIA PLACE TOWN HOMES, INC., an Indiana corporation ("Grantor"),

CONVEYS AND WARRANTS to M.

HAROLDACOX and LORETTA JUNE COX, husband and wife, of Lake County, in the State of Indiana,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot 9, except the South 118.3 feet, by parallel lines, Victoria Place, an addition to the Town of Schererville, as shown in Plat Book 79, Page 90, in Lake County, being a resubdivision of part of Park Center Offices, Unit 3, as shown in Plat Book 64, Page 45, in Lake County, Indiana.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

DULY ENTENED FOR TAXATION SUBJECT TO Covenants, conditions, easements and FINAL ACCEPTINGS FOR TRANSFER. restrictions of record.

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Real estate taxes for 1997 payable in 1998 and all taxes thereafter.

SAM ORLICH 3. AUDITOR LAKE COUNTY Declaration of Covenants, Conditions, Restrictions and Easements for the Victoria Place Townhomes recorded October 7, 1996, as Document No. 96066520 in the Office of the Recorder of Lake County, Indiana.

ADDRESS OF REAL ESTATE: 8115 Victoria Place, Crown Point, Indiana 46307.

Grantor warrants that it is an electing small business corporation under the provisions of Subchapter "S" of the Internal Revenue Code, and by reason of such election, there is no Indiana gross income tax due on this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the 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 caused this deed to be executed this 18th day of May, 1998.

VICTORIA PLACE TOWN HOMES, INC.

BRUCE E. BOYER, Prosident

STATE OF INDIANA

) ss:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, this 18th day of May, 1998, personally appeared BRUCE E. BOYER, President of Victoria Place Town Homes, Inc., an Indiana corporation, who, for and on behalf of said corporation, acknowledged the execution of the above and foregoing Corporate Warranty Deed.

WITNESS my hand and Notarial Seal.

NOT OFFICIAL!

This Document is he keypert of the Lake CouMARGARET PERZ, Notary Public

MY COMMISSION EXPIRES: September 12, 1999

Resident of Lake County, Indiana

This instrument prepared by Edward L. Burke, Attorney At Law, 8585 Broadway, Suite 600, Merrillville, Indiana 46410