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TAX TITLE DEED TO COUNTY

WHEREAS, Lake County did, on the 2nd day of August, 1999 produced to the County of Lake in the State of Indiana, a certificate of sale dated the 23rd day of September, 1998 signed by Sam Orlich who, at the date of sale, was Auditor of the County, from which it appears that said County on the 23rd day of September, 1998 obtained, pursuant to law, the real property described in this indenture for the sum of One Million Three Hundred Forty Thousand Three Hundred forty-one and eighty one cents (\$1,340,341.81), being the amount due on the following tracts of land returned delinquent in the name CITY OF HAMMOND for 1996 and prior years, namely:

26-37-0073-0006

THE EAST 30 ACRES OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30, (EXCEPT THE EAST 90 FEET THEREOF) IN TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND NORTH TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION 30 AT A POINT 3903.50 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 30, MEASURED ALONG SAID NORTH LINE, THENCE SOUTHERLY AT RIGHT ANGLES TO AFORESAID NORTH LINE A DISTANCE OF 1321.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30; THENCE EASTERLY ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 975.41 FEET TO THE WESTERLY LINE OF 90 FOOT WIDE WHITE OAK AVENUE, SAID WESTERLY LINE BEING A LINE PARALLEL TO AND 90 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 30; THENCE NORTHERLY ON SAID 90 FOOT PARALLEL LINE, A DISTANCE OF 1321.52 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE WESTERLY ON SAID NORTH LINE 1002.57 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY INDIANA. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. SUBJECT TO EASEMENTS AND ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS AND LIMITATIONS.

Such real property has been recorded in the Office of the Lake County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that Lake County is the owner of the certificate of sale, that the time for redeeming such real property has expired, that the property has not been redeemed, that the Lake County Commissioners have demanded a deed for the real property described in the certificate of sale, that the records of the Lake County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and properly charged on the duplicate with the taxes and special assessments for 1997 and prior years.

THEREFORE, this indenture, made this 2nd day of August, 1999, between the State of Indiana by Peter Benjamin, Auditor of Lake County, of the first part, and Lake County of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and conveyed to the party of the second part, the real property described in the certificate of sale, situated in the County of Lake, and State of Indiana, namely and more particularly described as follows;

26-37-0073-0006

THE EAST 30 ACRES OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30, (EXCEPT THE EAST 90 FEET THEREOF) IN TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND NORTH TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION 30 AT A POINT 3903.50 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 30, MEASURED ALONG SAID NORTH LINE, THENCE SOUTHERLY AT RIGHT ANGLES TO AFORESAID NORTH LINE A DISTANCE OF 1321.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30; THENCE EASTERLY ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 975.41 FEET TO THE WESTERLY LINE OF 90 FOOT WIDE WHITE OAK AVENUE, SAID WESTERLY LINE BEING A LINE PARALLEL TO AND 90 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 30; THENCE NORTHERLY ON SAID 90 FOOT PARALLEL LINE, A DISTANCE OF 1321.52 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE WESTERLY ON SAID NORTH LINE 1002.57 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY INDIANA. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. SUBJECT TO EASEMENTS AND ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS AND LIMITATIONS.

To have and to hold such real property, with the appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

In testimony whereof, Peter Benjamin, Auditor of Lake County, has hereunto set his hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

Peggy Holinga Katona
Attest: Peggy Holinga Katona
Treasurer: Lake County

Witness:

Peter Benjamin
Peter Benjamin, Auditor of Lake County (L.S.)

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 31 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR

State OF INDIANA

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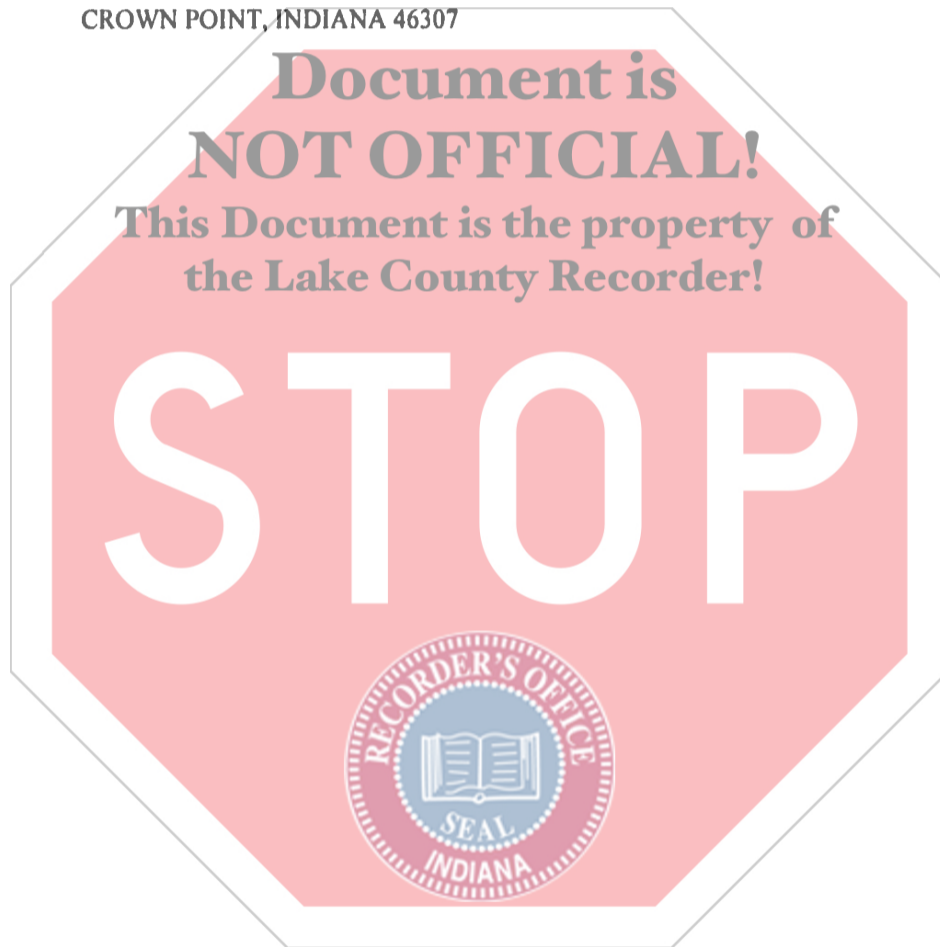
Before me the undersigned, Anna Anton, in and for said County, this day, personally came the above named Peter Benjamin, Auditor of said County, and acknowledged that he signed and sealed the foregoing deed for the users and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this AUG 30, 1999

Anna N. Anton
Anna Anton, Clerk of Lake County

This instrument prepared by Ron Ostojic.
6287 Central Avenue, Portage, IN 46368

Post Office address of grantee: 2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 31 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR