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MORRIS W. CARTER
RECORDER

Chicago Title Insurance Company

199006256

WARRANTY DEED

THIS INDENTURE WITNESSETH that **JOE HOFFMAN**, also known as **JOSEPH A. HOFFMAN** of Lake County, and State of Indiana **CONVEYS AND WARRANTS** to **NORTHWEST INDIANA PROPERTIES, L.L.C.** of DuPage County, in the State of Illinois, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate, in lake County, in the State of Indiana, to-wit:

The South 100 feet of the North 400.10 feet of Block 1 in Hart's Acres 2nd Addition to Highland, as per plat thereof, recorded in Plat Book 23 page 53, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 9421-31 Indianapolis Boulevard, Highland, Indiana.

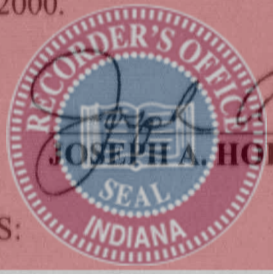
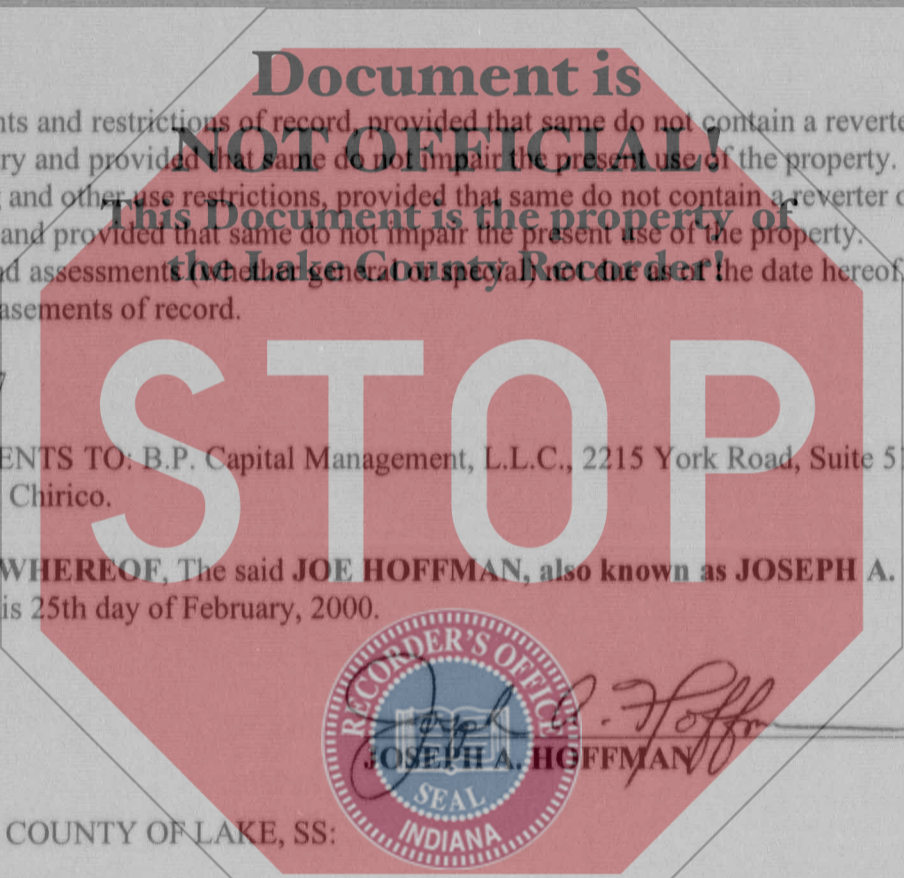
Subject to:

1. Covenants and restrictions of record, provided that same do not contain a reverter of right of re-entry and provided that same do not impair the present use of the property.
2. Building and other use restrictions, provided that same do not contain a reverter of right of re-entry and provided that same do not impair the present use of the property.
3. Taxes and assessments (with the general or special) to the date hereof.
4. Utility easements of record.

KEY NO: 27-91-27

SEND TAX STATEMENTS TO: B.P. Capital Management, L.L.C., 2215 York Road, Suite 510, Oakbrook, IL 60523, Attn: P. Randall Chirico.

IN WITNESS WHEREOF, The said **JOE HOFFMAN**, also known as **JOSEPH A. HOFFMAN** has hereunto set his hand this 25th day of February, 2000.



Joseph A. Hoffman (SEAL)

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named **JOE HOFFMAN**, also known as **JOSEPH A. HOFFMAN** and acknowledged the execution of the foregoing Deed to be his voluntary act and deed.

WITNESS my hand and Seal this 25th day of February, 2000.

My Commission Expires 11-20-01
July 18, 2001
Resident of Lake County, IN

Cynthia E. Colvin
ROBERT L. MEINZER, JR. Notary Public

THIS INSTRUMENT PREPARED BY: ROBERT L. MEINZER, JR. #9132-45, Attorney at Law
9190 Wicker Avenue, P. O. Box 111
St. John, IN 46373-0111
Tel: (219) 365-4321 Fax: (219) 365-9510

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

00506

MAR 02 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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