

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 015276

2000 MAR -3 AM 9:46

MORRIS W. CARTER
RECORDER

19A006256

WARRANTY DEED

Chicago Tide Insurance Company

THIS INDENTURE WITNESSETH that **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:

Part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the Town of Merrillville, Lake County, Indiana, described as follows: Beginning at the Southwest corner of the North 414 feet of said Quarter Quarter Section; thence South to a point 527.37 feet South of the Northwest corner of said Quarter Quarter Section; thence East 331.55 feet, more or less, to the East line of the West half of the West half of the Southwest Quarter of the Northeast Quarter of said Section; thence South 336.28 feet, more or less, to a point which is 409.69 feet North of the North line of U. S. Highway #30; thence East 86.53 feet to the West line of the East 910.79 feet of the Southwest Quarter of the Northeast Quarter; thence North, along the West line of said 910.79 feet, to a point on the South line of the North 414 feet of said Quarter Quarter Section; thence West, along said South line to the point of beginning.

Commonly known as 7901 Taft Street, Merrillville, 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 (whether general or special) not due as of the date hereof.
4. Utility easements of record.

KEY NO: 15-119-66

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 **JOSEPH A. HOFFMAN** has hereunto set his hand this 25th day of February, 2000.



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 **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
July 18, 2001
Resident of Lake County, IN

[Signature]
ROBERT L. MEINZER, JR.
Notary Public

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

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

MAR 02 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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