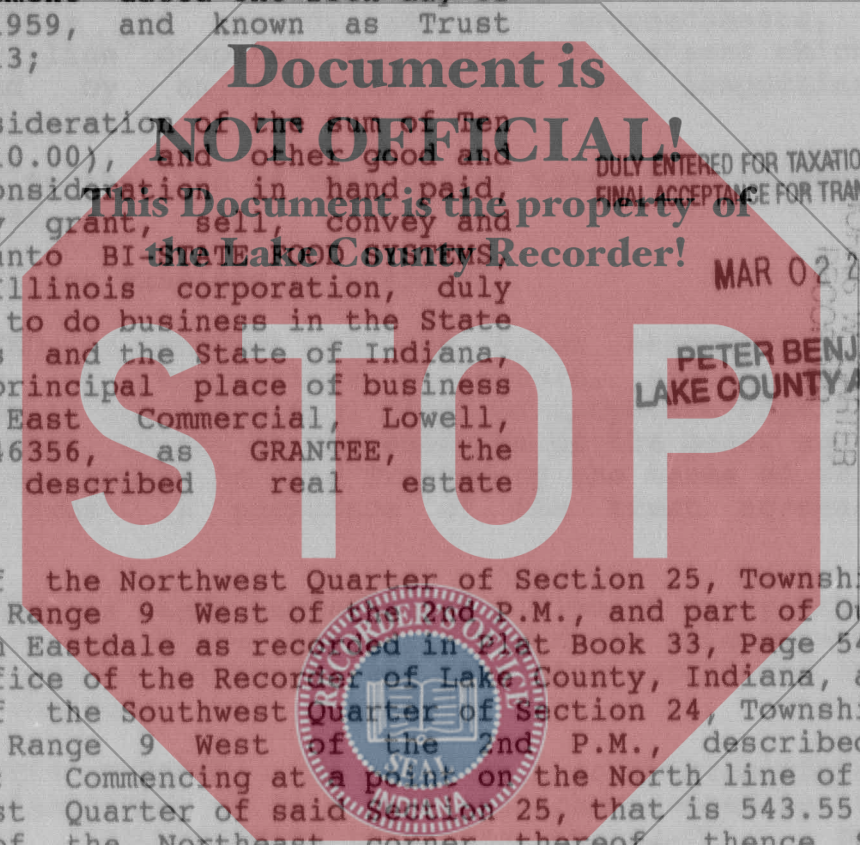


TRUSTEE'S DEED

120000041
THIS INDENTURE WITNESSETH, That on this 31st day of March, 1997, the GRANTOR, MAGNA TRUST COMPANY, Centralia, Illinois, a national banking association, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee pursuant to a certain Trust Agreement dated the 25th day of November, 1959, and known as Trust Number LT-213;

In consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quitclaim unto BI STATE SYSTEMS, INC., an Illinois corporation, duly authorized to do business in the State of Illinois and the State of Indiana, with its principal place of business at 1620 East Commercial, Lowell, Indiana 46356, as GRANTEE, the following described real estate to-wit:

Part of the Northwest Quarter of Section 25, Township 33 North, Range 9 West of the 2nd P.M., and part of Outlot "C", in Eastdale as recorded in Plat Book 33, Page 54, in the Office of the Recorder of Lake County, Indiana, and a part of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing at a point on the North line of said Northwest Quarter of said Section 25, that is 543.55 feet West of the Northeast corner thereof, thence South parallel to the East line of said Northwest Quarter of said Section 25, 227.93 feet, more or less, to the North line of Lot 1, in Eastdale Estates Unit 1, as recorded in Plat Book 36, Page 64, in the Office of the Recorder of Lake County, Indiana, thence Northwesterly along the North line of said Lot 1 to the center line of Eastside Drive, thence Northeasterly along the center line of Eastside Drive 167.90 feet, more or less, to the North line of said Northwest Quarter of said Section 25, thence continue Northeasterly along the center line of said Eastside Drive to the center line of State Road 2, thence East along said center line of State Road 2 to a line that is 543.55 feet West of and parallel to the East line of the Southwest Quarter of said Section 24, thence South along said parallel line to the point of beginning, in the Town of Lowell, Lake County, Indiana.



2000 015297

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 02 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

9:48

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

00518

1800
1/2
C

Chicago Title Insurance Company

together with the tenements and appurtenances thereunto belonging, to have and to hold the same unto GRANTEE(S) and to GRANTEE(S)' proper use, benefit and behoof forever.

EXCEPTING such of the coal, oil, gas and other minerals reserved, excepted or conveyed of record by prior grantors and all rights and easements in favor of the owner of the mineral estate or of any party claiming by, through or under said estate.

Subject to all easements, rights-of-way and covenant restrictions of record, and all encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises.

Subject to the lien of real estate taxes for the year 1991 and thereafter.

Title was not examined by preparer.

THIS DEED is subject to any Prior easements, covenants, reservations or restrictions of record, and is executed by Grantor, not in its individual right or corporate capacity, but is issued pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust in pursuance of the trust agreement above mentioned.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery thereof.

IN WITNESS WHEREOF, the Grantor as Trustee aforesaid, has caused this instrument to be signed and acknowledged by its Trust Officer, and attested to by its President, pursuant to the authority duly granted by resolution of the Board of Directors of said Trustee adopted at a regular meeting of its Board.

MAGNA TRUST COMPANY, CENTRALIA, ILLINOIS, AS TRUSTEE

(SEAL)

SEAL

ATTEST:

By H. D. Harris
Its President

By Janet B. Wankeler
Its Trust Officer

STATE OF ILLINOIS)
) SS.
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANET B. WINKELER, personally known to me to be the TRUST OFFICER of Magna Trust Company, formerly known as First National Bank and Trust Company, Centralia, Illinois, and D.D. HARRIS, personally known to me to be the PRESIDENT of said corporation, whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument of writing as Trust Officer and PRESIDENT of said Corporation, and caused the seal of said Corporation to be thereunto affixed pursuant to the authority given by the Board of Directors of said Corporation as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the use and purposes therein set forth.

Given under my hand and notarial seal this 31st day of March, 1997.

"OFFICIAL SEAL"
PAMELA A. SIMMONS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 19, 2000

Pamela A. Simmons
Notary Public

This Instrument Prepared By: Crain, Cooksey, Veltman & Miller, Ltd., 623 East Broadway, P. O. Box 867, Centralia, Illinois 62801. Telephone: (618) 532-4744.

Address of Property: 1620 East Commercial, Lowell, IN 46356

Send Subsequent Tax Bills To: Bi-State Food Systems, Inc., 1620 East Commercial, Lowell, IN 46356

Return To: Bi-State Food Systems, Inc., 1620 East Commercial, Lowell, IN 46356.

