

Chicago Title Insurance Company

STATE OF INDIANA  
LAKE COUNTY

2000.027703

2000 FEB 9 53

WARRANTY DEED

620000142

The Grantor, Modagrafics, Inc., a corporation (which took title to Parcel 1 as Modagrafics Corporation, an Illinois banking corporation, and took title to Parcel 2 as Modagrafics Corporation, an Illinois corporation) created and existing under and by virtue of the laws of Illinois, and duly authorized to transact business in Indiana, for and in consideration of the sum of One Hundred Ninety One Thousand Dollars (\$191,000.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto: ProEdge Properties, LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Indiana, having its principal office in the City of Lake Lowell in Lake County, the following described Real Estate, in Lake County, in the State of Indiana to-wit:

Parcel 1: Lots 4 through 10, both inclusive, in Block 13; Lot 12 in Block 5 and the North half of vacated 9<sup>th</sup> Street adjacent on the South; Lots 1 through 5, both inclusive and Lots 9 through 11, both inclusive, in Block 14, the vacated alley in Block 14, the South half of vacated 9<sup>th</sup> Street adjacent on the North to Block 14; vacated Crescent Avenue adjacent on the Southwest to Block 14; all in the Town of Shelby, as per plat thereof, recorded in Plat Book 2 page 7, in the Office of the Recorder of Lake County, Indiana. \*

Parcel 2: The South 5 feet of Lot 13, all of Lots 14 and 15, Lot 16, except the South 8.72 feet of the West 120 feet, and the East 40 feet of Lot 17, all in Block 12, in the Town of Shelby, as per plat thereof, recorded in Plat Book 2 page 7, in the Office of the Recorder of Lake County, Indiana.

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 23326 Middle Street, Shelby, Indiana.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has duly entered for taxation and assessed hereto by its Vice President, and attested by its Secretary, this deed to be executed this 9<sup>th</sup> day of February, 2000.  
APR 24 2000

BENJAMIN  
LAWSON  
SEAL  
DIRECTOR

Modagrafics, Inc.  
By: Jack Masters  
Title: Vice President Jack Masters

Attest: Jack Masters  
Assistant Secretary Jack Masters

18.00  
2/9/00  
e.r.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

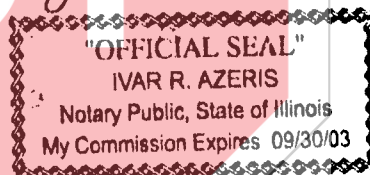
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jack Masters personally known to me to be the Vice President of Modagraphics, Inc., an Illinois corporation, and Lennard Carlson, personally known to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be there affixed, pursuant to 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 uses and purposes therein set forth.

Given under my hand and official seal this 9<sup>th</sup> day of February, 2000.

*Ivar R. Azeris*

Notary Public

My Commission Expires: \_\_\_\_\_



tax bills to:  
Mail to: 16007 Delmar Ct.  
Lowell, In 46356

Send Subsequent Tax Bills to:

~~\* except Lots 6, 7 and 8 and the East half of the vacated alley adjacent to said lots 6, 7 and 8 and except all that part of vacated Crescent Ave. lying West of the East line of said Lot 8 extended South and lying East of the center line of the vacated alley in Block 14 extended South.~~

Gross Income Tax on Sale of Real Estate	
Paid by	<u>Chicago Title / Modagraphics Corp.</u> Grantor
Date Paid	<u>4/19/00</u>
Amount Paid	<u>\$ 2292.00</u>
Treasurer's Receipt #	<u>438925</u>
Lake County	

### LEGAL DESCRIPTION

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