

This Indenture Witnesseth, That the Grantor

First Metropolitan Builders of America, Inc.
of the County of Lake and State of Indiana, for and in consideration of the
sum of Ten dollars and no/cents Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby acknowledged, CONVEY and
WARRANT unto MERCANTILE NATIONAL BANK OF INDIANA, a corporation duly organized and existing as a
national banking association under the laws of the United States of America, and duly authorized to accept and
execute trusts within the State of Indiana, as Trustee under the provisions of a certain Trust Agreement, dated the
6th day of April, 1996, and known as Trust Number 6228, the following
described real estate in the County of Lake and State of Indiana, to-wit:

Lot 1 (except that part described as follows: Commencing at the
Northeast corner of said Lot 1 thence Southwesterly along the
Northwesterly line of said Lot 1 a distance of 30 feet thence
Southwesterly to a point on the Southerly line of said Lot 1 and
38 feet Southwesterly of the Southeast corner thereof thence
Northwesterly along the Easterly line of said Lot 1 to the point of
beginning in Block 2 Bumbales Addition City of Gary as shown in Plat
Book 32 page 85 in Lake County, Indiana
Commonly known as: 3217 Kentucky Ct., Gary, IN 46408
Key#41-295-14

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

Document AUG 9 2000
NOT OFFICIAL PETER BENJAMIN
LAKE COUNTY AUDITOR

2000 056775

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said
Trust Agreement set forth.

FULL power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part
thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often
as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey
said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors, in trust all of the title,
estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any
part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present
or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years,
and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms
and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and
options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals,
to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind,
to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal
with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning
the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee or any successor in trust, in relation to said real estate, or to whom said real estate
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to
see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of
this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged
or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument
executed by said Trustee, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including
the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of
the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or
other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement
or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance
is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with
all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither MERCANTILE NATIONAL BANK OF INDIANA
individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or
decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions
of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate,
any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the
Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as
their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an
express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebted-
ness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge
thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing
for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of
them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is
hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as
such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said MERCANTILE
NATIONAL BANK OF INDIANA the entire legal and equitable title in fee simple, in and to all of the real estate above described.

IN WITNESS WHEREOF, the grantor...aforesaid has hereunto set his hand and seal
this 8th day of August, 2000

(SEAL) First Metropolitan Builders
By: Allan Fefferman, President (SEAL)

STATE OF Indiana }
COUNTY OF Lake } SS:
I, Felipa Ortiz, a Notary Public in and for said County, in the State aforesaid,
do hereby certify that Allan Fefferman, President of First Metropolitan Builders

personally known to me to be the same person whose name he subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 8th day of August, A.D., 2000
My Commission Expires: 11-16-2001
Felipa Ortiz Notary Public

THIS INSTRUMENT PREPARED BY

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