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2000-058759

SPECIAL WARRANTY DEED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 058759

2000 AUG 16 AM 9:42

MICHAEL A. BROWN
RECORDER

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THIS INDENTURE WITNESSETH that **NATIONAL CITY BANK OF INDIANA** ("Grantor"), hereby CONVEYS to **VSR INVESTMENT GROUP, LLC** ("Grantee"), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged that certain tract of property ("Real Estate") located at 720 East Chicago Avenue, Lake County, East Chicago, Indiana, as more particularly described in **Exhibit "A"** attached hereto and incorporated by reference herein.

SUBJECT TO the lien of real estate taxes due and payable in November, 2000 and thereafter; to all general and special assessments (public and/or private) and all other governmental, municipal and public dues, charges and impositions not delinquent; and to i.) the matters stated herein; ii.) any and all matters of record, which are incorporated herein and made a part hereof for all purposes; iii.) any and all leases covering or affecting all or any portion of the Real Estate, and the rights of tenants under such leases; and iv.) any and all encroachments, overlaps, boundary line disputes or other matters which could be disclosed by an accurate survey or inspection of the Real Estate, including without limitation, those shown in a survey done by Plumb Tuckett and Associates dated July 20, 2000 under Job # S00578.

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Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons whomsoever who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of, Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor certifies that he has been duly authorized and fully empowered by all necessary action of Grantor, and has full power and authority to execute and deliver this deed.

Grantor certifies that there is no Indiana gross income tax due as a result of this conveyance.

IN WITNESS WHEREOF, Grantor has executed this deed this 11th day of August, 2000.

NATIONAL CITY BANK OF INDIANA

30-81-1

By: _____
Edward L. West
Senior Vice President

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

STATE OF INDIANA)
) ss:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public, in and for said County and State this 11th day of August, 2000, personally appeared Edward L. West, a Senior Vice President, of National City Bank of Indiana, and who, having been duly sworn, acknowledged the execution of this Special Warranty Deed on behalf of said national banking association.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Signature: Phyllis J. Patterson
Printed: Phyllis J. Patterson

My Commission Expires: December 11, 2000
My County of Residence is: Hancock

This instrument was prepared by Brandt N. Hardy, Attorney at Law
Return to: VSR Investment Group LLC
PO Box 2099, Michigan City, In 46361
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Chicago Title Insurance Company

17.00
E.P.
CT