

SPECIAL WARRANTY DEED

620002336

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2000 AUG 23 AM 9:47

THIS INDENTURE is made as of this 18<sup>th</sup> day of August, 2000, by and between **NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation ("Grantor") and **Hammond Development Corporation**, an Indiana not-for-profit corporation ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, by these presents, does here by convey unto Grantee, all right, title and interest of Grantor in and to the parcel of real estate ("Real Estate") legally described on Exhibit A attached hereto which is situated in Lake County, Indiana, together with all and singular hereditaments and appurtenances thereunto belonging, or in any way thereto appertaining, and any reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, claim or demand whatsoever, of Grantor, either at law or in equity, in and to the Real Estate, and in and to such hereditaments and appurtenances,

**TO HAVE AND TO HOLD** the Real Estate unto Grantee FOREVER, subject, however, to the exceptions to title set forth on Exhibit B attached hereto;

**AND GRANTOR**, for itself and its successors, does hereby covenant, promise and agree to and with Grantee, and Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate is or may be in any manner encumbered or charged, except as provided in this Indenture, and Grantor **SPECIALLY WARRANTS** to Grantee that Grantor will defend Grantee's title to the Real Estate against all persons lawfully claiming title to or any interest in the Real Estate by, through or under Grantor, subject to each and all of the exceptions, covenants and other matters provided for in this Indenture.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for the making of such conveyance have been satisfied.

Grantor certifies that no Indiana gross income tax is due and payable at this time.

**IN WITNESS WHEREOF**, Grantor has executed this Indenture as of this 18<sup>th</sup> day of August, 2000.

**NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation

By: Robert J. Schacht  
Vice President

ATTEST:

Nina M. Rausch  
NINA M. RAUSCH, Assistant Secretary

RECORDED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

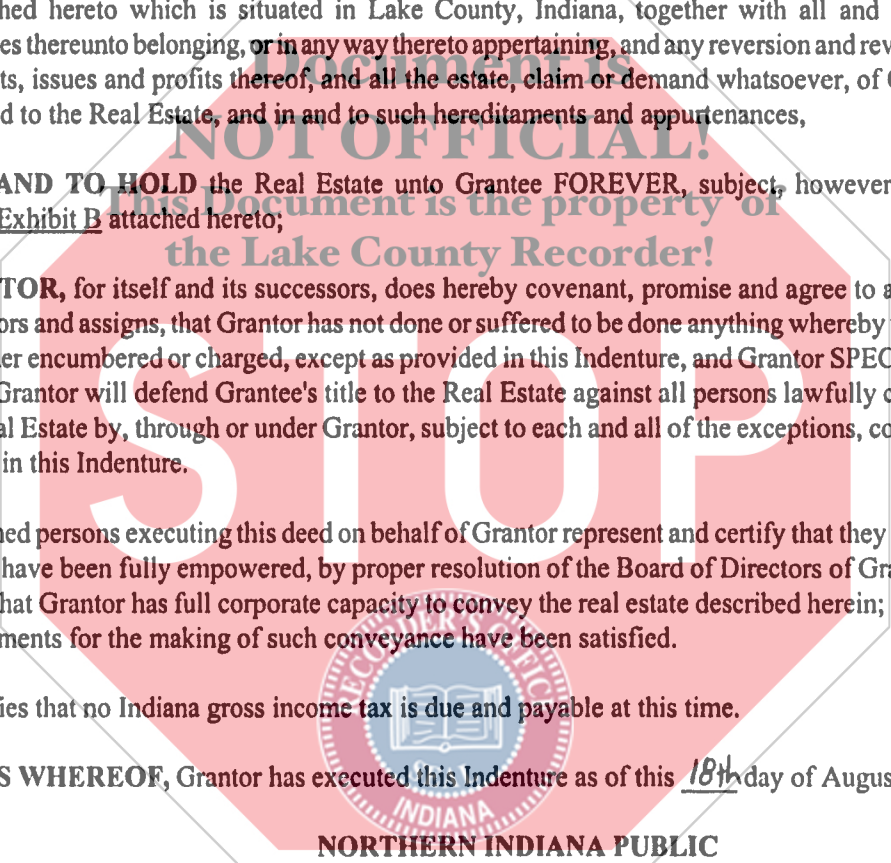
AUG 22 2000

This Instrument was RECORDED BY:  
**PETER BENJAMIN**  
LAKE COUNTY AUDITOR

Gary A. Kruse  
Schiff Hardin & Waite  
8585 Broadway  
Suite 842  
Merrillville, Indiana 46410

21 am  
02165 CT

Chicago Title Insurance Company



26-34-271-9+11  
26-37-122-2  
26-36-2253

**EXHIBIT A**

**Parcel 1:**

5265 Hohman Ave. - Main Building

Lots Numbered Seven (7) and Eight (8) in Latham's Addition to the City of Hammond, Lake County, Indiana, as the same appears upon the recorded plat of said Addition in the Recorder's Office of said County and State. Plat Book 1 page 44

**Parcel 2:**

5265 Hohman Ave. - East Annex

Lots Numbered Nine (9) and Ten (10), as marked and laid down on the recorded plat of Latham's Addition to the Town, now City of Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 1, page 44, in the Recorder's Office of Lake County, Indiana.

**Parcel 3:**

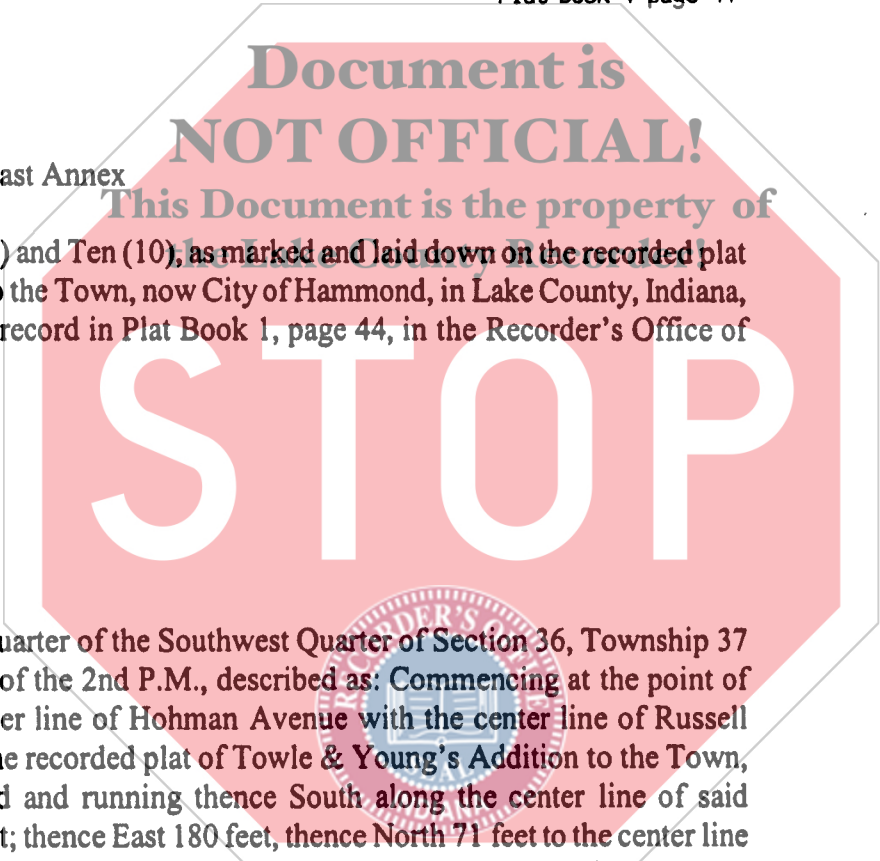
200 Russell Street.

Part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 37 North, Range 10 West of the 2nd P.M., described as: Commencing at the point of intersection of the center line of Hohman Avenue with the center line of Russell Street as shown from the recorded plat of Towle & Young's Addition to the Town, now City of Hammond and running thence South along the center line of said Hohman Avenue 71 feet; thence East 180 feet, thence North 71 feet to the center line of said Russell Street; thence West along the center line of said Russell Street 180 feet to place of beginning, in the City of Hammond, Lake County, Indiana.

**Parcel 4:**

Parking Lot

Lots Numbered Two (2) and Three (3) and the West 25 feet of Lot Number Four (4), in Block No. One (1), as marked and laid down on the recorded plat of Towle and Young's Addition to the Town, now City, of Hammond, Lake County, Indiana, as the same appears of record in Plat Book 1, page 58, in the Recorder's Office of Lake County, Indiana.



**EXHIBIT B**  
**TITLE EXCEPTIONS**

1. Covenants, conditions and restrictions of record.
2. Private, public and utility easements and roads and highways.
3. Party wall rights and agreements.
4. Special taxes and assessments for municipal improvements not yet completed.
5. Any unconfirmed special tax or assessment.
6. Installments not due as of the day of Closing for any special tax or assessment for improvements not yet completed.
7. General real estate taxes for the year 1999 and subsequent years.
8. Easements or claims of easements not shown by the public records.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Right of way for drainage tiles, ditches, feeders and laterals, if any.
11. Easement for sole purpose and use as a public alley in favor of City of Hammond dated December 9, 1943 and recorded January 7, 1944 in Miscellaneous Record 366, Page 381.
12. Terms and Provisions of Confirmatory Resolution No. 2031 in favor of Northern Indiana Public Service Company dated April 12, 1955 and recorded April 13, 1955 in Miscellaneous Record 686, page 34 and as page Document No. 83314.
13. Terms and Provisions of an Urban Renewal Plan for the City of Hammond, Indian dated April 25, 1972 and recorded July 22, 1975 as Document No. 308548

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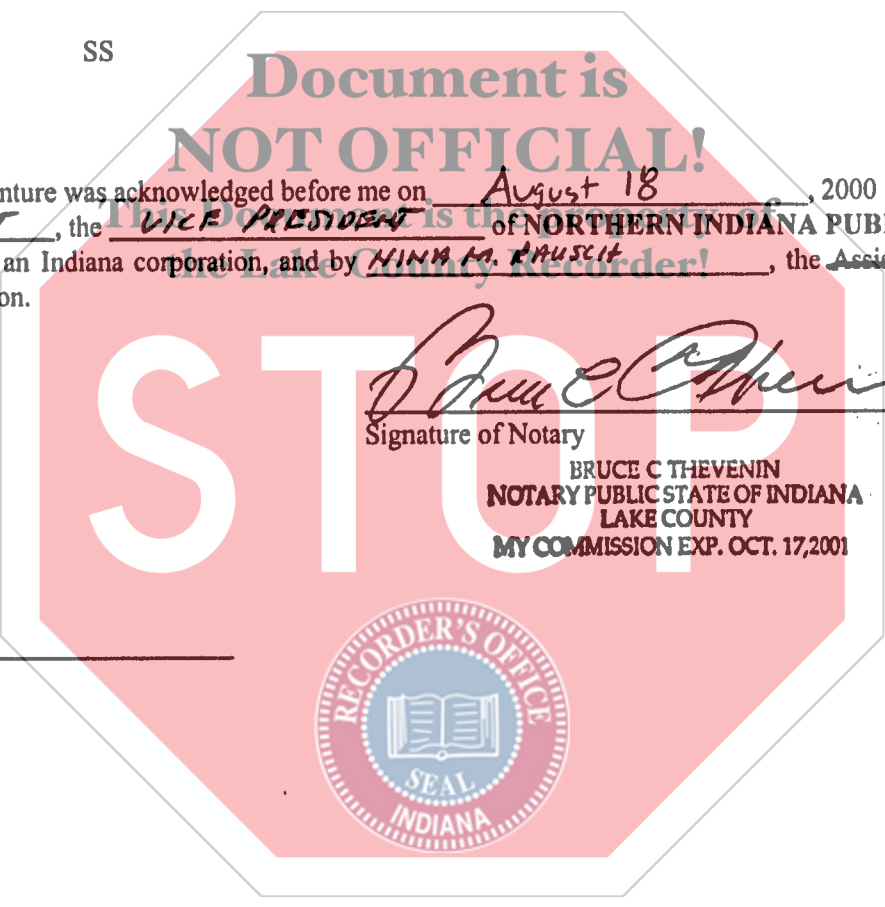
Mail future tax statements to:

Hammond Development Corporation  
7034 Indianapolis Blvd.  
Hammond, Indiana 46323

**ACKNOWLEDGMENT**

STATE OF INDIANA )  
                          )  
                          )     SS  
COUNTY OF LAKE )

This Indenture was acknowledged before me on August 18, 2000 by ROBERT J. SCHACHT, the VICE PRESIDENT of NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana corporation, and by NINA M. KAUSCH, the Assistant Secretary of said corporation.



Bruce C Thevenin  
Signature of Notary  
BRUCE C THEVENIN  
NOTARY PUBLIC STATE OF INDIANA  
LAKE COUNTY  
MY COMMISSION EXP. OCT. 17, 2001

SEAL:

My Commission expires: \_\_\_\_\_