

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 062150

2000 AUG 28 AM 10:13

NOTES W. COUNTY

Parcel #5

C620001876

Mail Tax Bills To:
Perch Partners, LLC
1000 E. 80th Place, Suite 700 North
Merrillville, IN 46410

Tax Key No. 13-8-13

CORPORATE WARRANTY DEED

Document is NOT OFFICIAL!

THIS INDENTURE WITNESSETH THAT: TRIBEL'S, INC.

a Corporation duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana

CONVEY AND WARRANT TO: PERCH PARTNERS, LLC

of Lake County in the State of Indiana

for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

That part of the Northwest Quarter of Section 16, Township 35 North, Range 9 West of the Second Principal Meridian, described as beginning on the South line of the Northwest Quarter of the Northwest Quarter of said Section 16, 675.57 feet East of the Southwest corner thereof; thence North 02° 23' 19" East, a distance of 224.26 feet to the Southerly right of way line of U.S. Route No. 30; thence South 87° 38' 46" East along said Southerly right of way line of U.S. Route No. 30, a distance of 164.21 feet; thence South 00° 25' 46" East, a distance of 380.93 feet to the center line of Old Lincoln Highway; thence North 89° 46' 27" West, along said center line of Old Lincoln Highway, a distance of 183.07 feet; thence North 02° 23' 19" East, a distance of

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 28 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

2000
02072

Chicago Title Insurance Company

163.01 feet to the point of beginning, containing 1.530 acres more or less, all in the Town of Schererville, Lake County, Indiana.

Commonly known as: 689 Lincoln Highway, Schererville, IN

Subject To: 1. Taxes for 1999 payable 2000 and subsequent years.

2. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes by Warranty Deed dated July 31, 1996 and recorded as Document No. 96064399 and by Quit Claim Deed dated July 16, 1996 and recorded July 27, 1996 as Document No. 96064400 and by Warranty Deed dated January 16, 1997 and recorded March 21, 1997 as Document No. 97018684.
3. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for the lying within U.S. Highway No. 30 along the North side of the land.

Note: U.S. Highway No. 30 is a limited access highway. Access thereto is not guaranteed.

4. Easement for Telephone Lines to Illinois Bell Telephone Company, its successor and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 60, as Document No. 623965.
5. Easement for Telephone lines in favor of Illinois Bell Telephone Company, its successors and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 59 as Document No. 623964.

6. Easement for electric and communication lines in favor of Northern Indiana Public Service Company, a Corporation and Illinois Bell Telephone, a Corporation, its successors and/or assigns recorded July 9, 1965 in Miscellaneous record 924, page 62 as Document No. 623966.
7. Easements for ditches, drains, laterals, and drain tile, if any.
8. Highways, easements, right-of-ways, and restrictions of record, if any.

Grantor being duly sworn states that this a subchapter "C" corporation and there is no Indiana Gross Income Tax due or owing on the conveyance.

Dated this 26th day of July, 2000.

IN WITNESS WHEREOF, the said TEIBEL'S, INC. has caused this Deed to be executed by HAROLD TEIBEL, its President, and attested by ROBERT S. TEIBEL, JR., its Secretary, and its corporate seal to be hereunto affixed.

TEIBEL'S, INC.

BY:

Harold Teibel
HAROLD TEIBEL, President

ATTEST:

Robert S. Teibel, Jr.
ROBERT S. TEIBEL, JR., Secretary

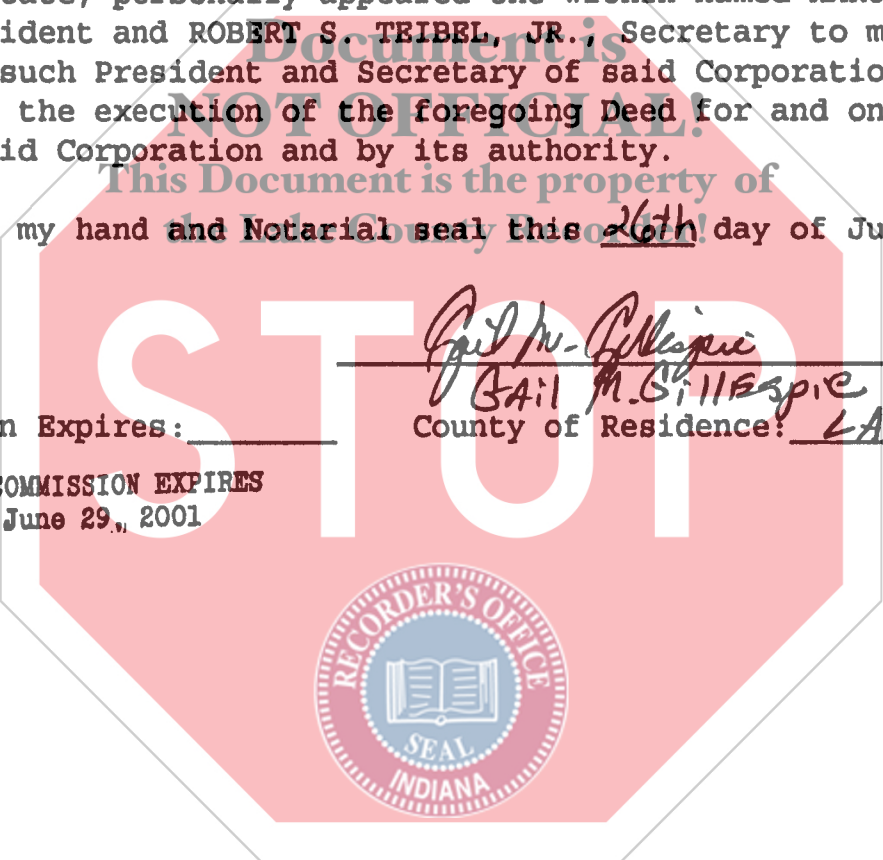
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD TEIBEL, President and ROBERT S. TEIBEL, JR., Secretary to me known to be such President and Secretary of said Corporation and acknowledged the execution of the foregoing Deed for and on behalf of said Corporation and by its authority.

WITNESS my hand and Notarial seal this 26th day of July, 2000.

My Commission Expires: _____ County of Residence: LAKE

MY COMMISSION EXPIRES
June 29, 2001



THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH
3235 - 45th Street, Suite 304
Highland, Indiana 46322
219/922-4141 deed\teibel.5