STATE OF INCHANA FILED FOR BLOOD

2000 070019

2000 SEP 26 AM 10: 22

MORRIS W. CARTER RECORDER

"Mail Tax Statements" Peter J. Peco 1224 East 36th Avenue 652 Cake St. Gary. IN 46409 Hobart Dn 46342

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Realty Asset Properties, Ltd., hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Peter J. Peco, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

LOTS 31 AND 32 IN BLOCK 10 IN SOUTH GARY SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as 1224 East 36th Avenue, Gary, Indiana 46409

Subject to taxes for the year 2000 due and payable in May and November, 2001 and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, his successors and assigns, forever.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due and payable in May and November, 2000 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

> DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TO 'NSFER

> > SEP 25 2000

PETER BITMUNIVIN LAKE COUNT. AUDITOR

01559

5631 7 K

Licurity Setil Sis. 3850 Phintyllay S. N. Ste/30 Adpis 46240

0

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

IN WITNESS WHEREOF, the said Realty Asset Properties, Ltd. has caused this deed to be executed this 1th day of Augus 7 the Lake C& P. STATE OF FIORIDA SS: Before me, a Notary Public in and for said County and State, personally appeared and I'm R Mir And A respectively of Realty Asset Properties, Ltd., who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 17 day of Sust, 2000. Project. aco **Notary Public** LESLIE L. ACOSTA My Commission Expires: My Comm Exp. 1/3/04 My County of Residence:

This instrument prepared by Douglas J. Hannoy, Attorney at Law.