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Mail Tax Bills To:  
Walnut Creek Property, Inc.  
20601 S. Lagrange Road  
Frankfort, Illinois 60423

Date: January 7, 2002

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that Peoples Bank SB Trustee, under the provisions of a Trust Agreement dated May 26, 1994 and known as Trust Number: 10127, does hereby grant, bargain, sell and convey to: **Walnut Creek Property, Inc., an Indiana Corporation** of \_\_\_\_\_ County, State of Illinois, for and in consideration of the sum of Ten and 00/100 (\$10.00), and other goods and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;  
Tax Key Numbers: 40-52-002-0001; 40-52-0002-0007; & 40-52-0069-0001.

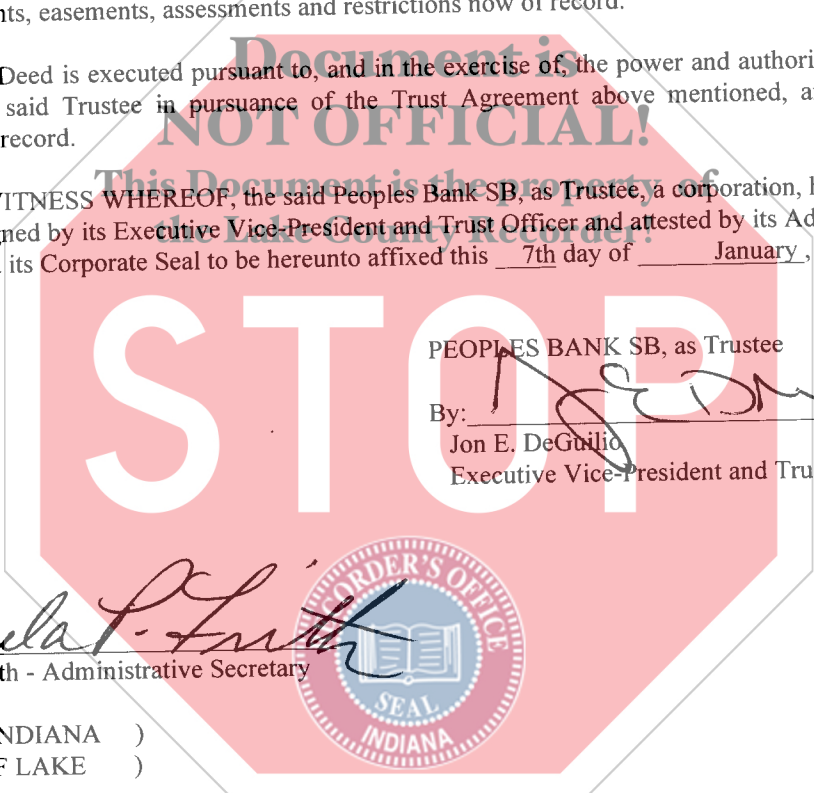
Commonly Known As: 10200 Wicker Avenue, St. John, Indiana 46373

Subject to the following restrictions:

1. All taxes and special assessments for the year 2002 due and payable in 2003 and thereafter;
2. All covenants, easements, assessments and restrictions now of record.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said Peoples Bank SB, as Trustee, a corporation, has caused this Deed to be signed by its Executive Vice-President and Trust Officer and attested by its Administrative Secretary, and its Corporate Seal to be hereunto affixed this 7th day of January, 2002.

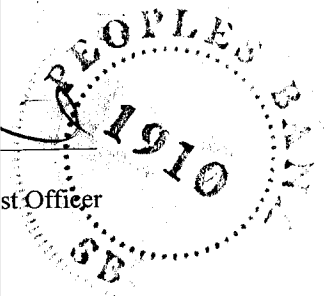


PEOPLES BANK SB, as Trustee

By:

*Jon E. DeGuilio*

Jon E. DeGuilio  
Executive Vice-President and Trust Officer



ATTEST:

*Angela P. Frith*  
Angela P. Frith - Administrative Secretary



STATE OF INDIANA )  
COUNTY OF LAKE )

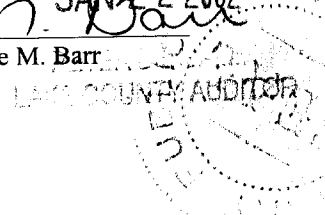
Before me, a Notary Public, in and for said County and State, this 7th day of January, 2002, personally appeared Jon E. DeGuilio, Executive Vice-President and Trust Officer and Angela Frith Administrative Secretary of PEOPLES BANK SB, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation, as Trustee.

GIVEN under my hand and notarial seal this 7th day of January, 2002.

*Joyce M. Barr*  
JAN 2 2002

NOTARY PUBLIC - Joyce M. Barr  
Resident of Lake County

My Commission Expires: 03/18/08



This instrument was prepared by: Jon E. DeGuilio, Attorney at Law  
141 W. Lincoln Highway  
Scherville, Indiana 46375

(FC) 06022992

001326

1 OF 2

HOLD FOR FIRST AMERICAN TITLE

*17.00  
FA*

EXHIBIT "A"

PARCEL 1: PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 547.80 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 664.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 457.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE PENN CENTRAL RAILROAD; THENCE SOUTH 00 DEGREES 31 MINUTES 26 SECONDS EAST, ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF 426.21 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 15 SECONDS WEST, ALONG THE CENTERLINE OF THE CHICAGO DISTRICT ELECTRIC GENERATING CORPORATION EASEMENT, A DISTANCE OF 313.63 FEET TO THE EAST LINE OF ST. JOHN BUSINESS CENTER UNIT 1, AS SHOWN IN PLAT BOOK 65, PAGE 42; THENCE NORTH 00 DEGREES 12 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF ST. JOHN BUSINESS CENTER UNIT 1, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 347.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 1119.82 FEET TO A POINT ON THE WEST LINE OF THE 100 FOOT WIDE PENN CENTRAL RAILROAD; THENCE SOUTH 00 DEGREES 31 MINUTES 26 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.03 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, A DISTANCE OF 1122.44 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 4; THENCE NORTH 00 DEGREES 13 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: LOT 1, ST. JOHN BUSINESS CENTER UNIT 1, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 65, PAGE 42, IN LAKE COUNTY, INDIANA.

