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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2002 MAY 24 AM 9:59  
MORRIS W. CARTER  
RECORDER

2002 048369

**SPECIAL WARRANTY DEED**

Key Corporate Capital, Inc., a corporation organized and existing under the laws of the State of Michigan, hereinafter referred to as Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and specially warrants to John Kringas, hereinafter referred to as Grantee, the following described real estate in Lake County, Indiana:

Key No. 25-44-0131-0023

The South 1/2 of Lot 22 and the North 22 1/2 feet of Lot 23 in Block 12 in Gary Land Company's Second Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 10, page 16, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 308 Fillmore Street, Gary, Indiana.

Subject to all taxes and all facts as would be revealed by an accurate survey. Subject to any and all easements, restrictions, covenants and agreements of record.

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 as indicated herein, and that the said Grantor will forever warrant and defend same, only as to its acts and no others, unto the said Grantee, his successors and assigns.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

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

**HOLD FOR FIRST AMERICAN TITLE**

06028638 JULY 2002  
002012

MAY 24 2002

RECORDED  
LAKE COUNTY, INDIANA

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In Witness Whereof, Grantor has caused this deed to be executed this 20<sup>th</sup> day of

May, 2002.

Key Corporate Capital, Inc.

By: Nancy H. Worman  
Nancy H. Worman

Title: VP & CFO KCC I

STATE OF MASSACHUSETTS )  
  ) SS: Boston  
COUNTY OF SUFFOLK )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy H. Worman, the Executive VP & CFO of Key Corporate Capital, Inc., and acknowledged the execution of the foregoing Special Warranty Deed.

Witness my hand and Notarial Seal this 20<sup>th</sup> day of May, 2002.

Melissa N. Stamos  
Notary Public

Printed Melissa N. Stamos

My Commission expires 2/16/07 My County of residence is Suffolk

This Instrument was prepared by Marc L. Griffin, GRIFFIN, HICKS & HICKS, Attorneys at Law, 4000 East Southport Road, Suite 150, Indianapolis, Indiana 46237-3227, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Post Office Address of Grantee:

