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THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail Tax Bills To:

IST Properties, LLC @ 122 N. JULIAN STREET, THORNTON, IL 60476
6450 Industrial Highway
Gary, Indiana 46406

CORPORATE DEED

THIS INDENTURE WITNESSETH, That P. P. G. & B. INVESTMENTS, LLC, an Indiana limited liability company

_____ ("Grantor"), ~~XXXXXX~~

CONVEYS AND WARRANTS

to IST PROPERTIES, LLC

_____ ("Grantee") of Lake County,

in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable

consideration, the receipt of which is hereby acknowledged, the following described real estate in Gary, Lake County, in the State of Indiana, to-wit:

Part of the Southeast 1/4 of Section 26, Township 37 North, Range 9 West of the 2nd Principal Meridian, In Lake County, Indiana, more particularly described as follows: Commencing at the intersection of the South right-of-way line of Chicago Avenue extended East and the Northerly right-of-way line of Industrial Highway (U.S. 12); thence South 46 degrees 08 minutes 45 seconds East, 1110.94 feet along said Northerly right-of-way line of Industrial Highway to the point of beginning; thence continuing along said Northerly right-of-way line, South 46 degrees 08 minutes 45 seconds East, 160.00 feet; thence North 43 degrees 32 minutes 33 seconds East, 843.02 feet to the Southerly line of the South Chicago and Southern Railroad Company property; thence North 46 degrees 08 minutes 45 seconds West, 160.00 feet along said Southerly line; thence South 43 degrees 32 minutes 33 seconds West 643.02 feet to the point of beginning.

Commonly known as 6450 Industrial Highway, Gary, Indiana 46406

Subject to:

- 1. Covenants, easements and restrictions of record, if any;
- 2. Real estate taxes for year 2002 pay 2003, and thereafter; and
- 3. Easement for Ingress and Egress dated January 31, 2002.

The undersigned person(s) executing this deed represent(s) and ~~XXXXXX~~ (certifies) on behalf of the Grantor, that ~~XXXXXX~~ the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31st day of January, 2002

Chicago Title Insurance Company
re-recorded to correct legal description

2002 MAY 28 AM 10:46
MURKIS W. WALTER
RECORDER

2002 FEB 4 2002
037165
9:45

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 24 2002

RECORDED IN LAKE COUNTY AUDITOR

FEB 4 2002
000103

18.00
M.V.
CT

001995

Handwritten signatures and initials

P. P. G. & B. INVESTMENTS, LLC
(NAME OF CORPORATION)

By Wayne Parsons Manager
WAYNE PARSONS, Manager
(PRINTED NAME AND OFFICE)

By _____
(PRINTED NAME AND OFFICE)

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me a Notary Public in and for said County and State, personally appeared WAYNE PARSONS
~~xxxx~~ the
Manager ~~xxxx~~, ~~xxxxxxx~~ of

P. P. G. & B. INVESTMENTS, LLC who acknowledged execution of the foregoing Deed for and on
behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of January 2002.
My Commission Expires: _____ Signature Cynthia E. Colvin
Resident of _____ County Printed _____, Notary Public

STATE OF _____, COUNTY OF _____
Before me a Notary Public in and for said County and State, personally appeared _____
and _____, respectively, of _____
who acknowledged execution of the foregoing Deed for and on
behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

CYNTHIA E. COLVIN
Notary Public, State of Indiana
County of Porter
My Commission Expires 11-30-09

Witness my hand and Notarial Seal this _____ day of _____,
My Commission Expires: _____ Signature _____
Resident of _____ County Printed _____, Notary Public

This instrument prepared by: DAVID K. RANICH Attorney at Law
Attorney Identification No. 5878-45
Mail to:

