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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2002 099402

2002 NOV 1 AM 9:48

WARRANTY DEED MORRIS W. CARTER
RECORDER

620014598

Mail tax bills to:

5-1-65,75,76.80+81

Key No. _____

Halpern Properties LLC
711 Main Street
Schererville, Indiana 46375

Chicago Title Insurance Company

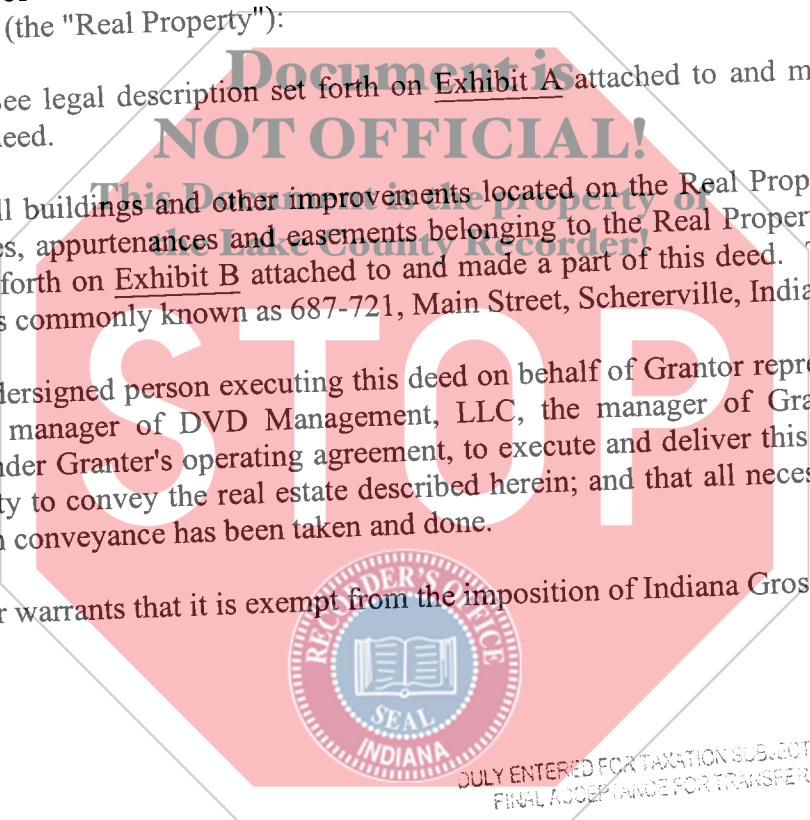
THIS INDENTURE WITNESSETH, that **MAIN STREET CENTRE, LLC**, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to **HALPERN PROPERTIES LLC**, a limited liability company organized and existing under the laws of the State of Illinois ("Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana (the "Real Property"):

See legal description set forth on Exhibit A attached to and made a part of this deed.

together with all buildings and other improvements located on the Real Property as well as all rights, privileges, appurtenances and easements belonging to the Real Property, subject to only the matters set forth on Exhibit B attached to and made a part of this deed. The address of the Real Property is commonly known as 687-721, Main Street, Schererville, Indiana.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the manager of DVD Management, LLC, the manager of Grantor, and is fully empowered, under Grantor's operating agreement, 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.

Grantor warrants that it is exempt from the imposition of Indiana Gross Income Tax.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 31 2002

002362

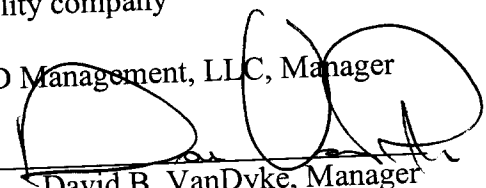
PETER BENJAMIN
LAKE COUNTY AUDITOR

Handwritten signature/initials: 22- u' H d-7

IN WITNESS WHEREOF, Grantor has executed this deed as of this 24th day of October, 2002.

MAIN STREET CENTRE, LLC, an Indiana limited liability company

By: DVD Management, LLC, Manager

By: 
David B. VanDyke, Manager

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 David B. VanDyke, Manager of DVD Management, LLC, the manager of Main Street Centre, 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 24 day of October, 2002

My commission expires:

10-20-2008

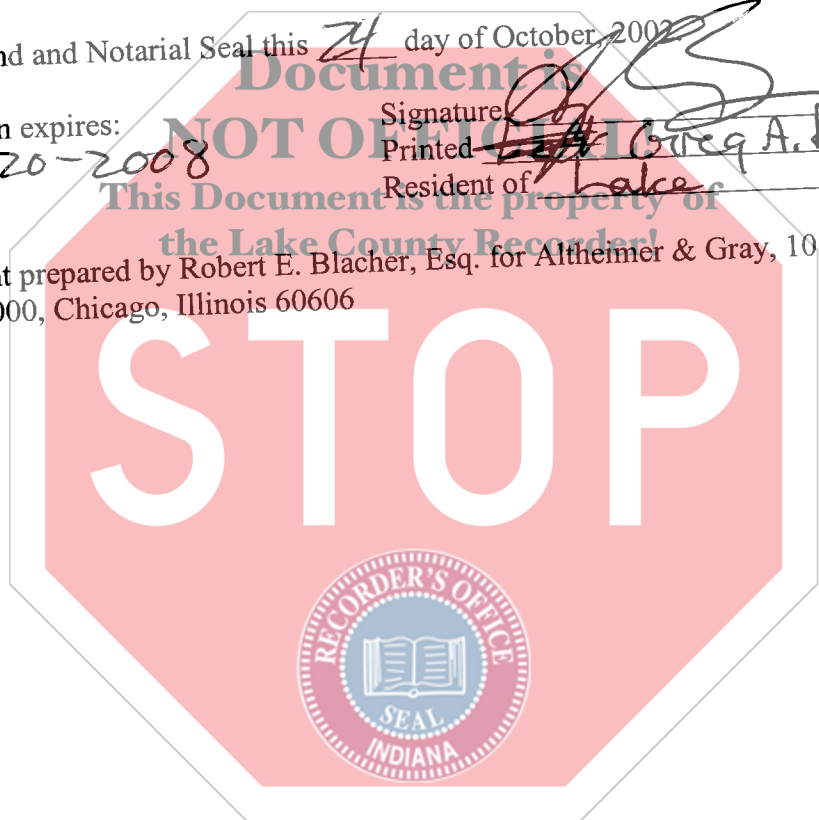
Signature: 

Printed: Greg A. Bouwer

Resident of: Lake

Notary Public
County, Indiana.

This instrument prepared by Robert E. Blacher, Esq. for Alzheimer & Gray, 10 South Wacker Drive, Suite 4000, Chicago, Illinois 60606



**EXHIBIT A
LEGAL DESCRIPTION**

Lot 1, except the North 5 feet of the West 60 feet thereof, Main Street Plaza, an addition to the Town of Schererville, Lake County, Indiana, as shown in Plat Book 90, Page 7, in Lake County, Indiana.



EXHIBIT B
PERMITTED MATTERS

1. General real estate taxes not yet due and payable.
2. Lease between Main Street Centre, LLC, as landlord, and Ultra Tan Tanning Salon, Inc., as tenant, dated as of June 17, 2002.
3. Lease between Main Street Centre, LLC, as landlord, and Chrislove, Inc. as tenant, dated October 15, 2002.
4. Lease between Main Street Centre, LLC, as landlord, and Discovery Clothing, as tenant, dated October 23, 2002.
5. Easement for ingress/egress affecting various portions of the lot as shown on recorded plat of said subdivision and on ALTA/ACSM Land Title Survey dated October 7, 2002, prepared by John E. Bullock, an Indiana Registered Land Surveyor, with Land Technologies, Inc.
6. Easement for utilities affecting the North 10 feet and the South 20 feet of the land as shown on recorded plat of subdivision.
7. Easement for utilities in favor of Indiana Bell Telephone Company, Inc. dated June 14, 1977 and recorded August 16, 1977 as Document No. 423504.
8. Easement for utilities in favor of Indiana Bell Telephone Company, Inc. dated June 20, 1977 and recorded August 16, 1977 as Document No. 423505.
9. Easement for communication in favor of Indiana Bell Telephone Company, Inc. dated June 14, 1977 and recorded August 16, 1977 as Document No. 423502.
10. Easement for communication system in favor of Indiana Bell Telephone Company, Inc. dated June 27, 1977 and recorded August 16, 1977 as Document No. 423503.
11. Ameritech Telephone Lines indicated on ALTA/ACSM Land Title Survey dated October 7, 2002, prepared by John E. Bullock, an Indiana Registered Land Surveyor.

12. Recapture Agreement dated July 24, 2001 and recorded August 7, 2001 as Document No. 2001-062552.
13. Recapture Agreement dated July 24, 2001 and recorded August 7, 2001 as Document No. 2001-062553.

