

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2002 113082

2002 DEC -9 AM 9:47

MURKIN & CARTER
RECORDER

Tax Key No. 25-41-0054-0001, 0002 and
0003; 25-40-0013-0005

Chicago Title Insurance Company

46202100381D

Mail Tax Bills to:
7005 Madison St.
Nevilleville, IN 46410

WARRANTY DEED
(CORPORATE)

This indenture witnesseth that **JM SQUARED ENTERPRISES, INC.**, an Indiana corporation, of Lake County, State of Indiana, conveys and warrants to **PETALS REAL ESTATE, LLC**, an Indiana limited liability company, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

PARCEL 1: LOTS 1, 2 AND 3 IN BLOCK 3 OF J.H. ANSBRO'S FIRST ADDITION TO MILLER, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BLOCK 13, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: PART OF THE SOUTHEAST QUARTER IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, LAKE SHORE AND EASTERN RAILWAY COMPANY FORMERLY THE RIGHT-OF-WAY OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILWAY COMPANY WHERE SAID LINE IS INTERSECTED BY THE WESTERLY LINE PRODUCED SOUTHERLY OF LOT 3 IN BLOCK 3 OF J.H. ANSBRO'S ADDITION TO MILLER, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAGE BOOK 13, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID RIGHT-OF-WAY TO THE POINT OF INTERSECTION THEREOF WITH THE EASTERLY LINE PRODUCED SOUTHERLY OF LOT 2 IN BLOCK 3 OF SAID J.H. ANSBRO'S FIRST ADDITION TO MILLER; THENCE SOUTHEASTERLY ON SAID EASTERLY LINE OF SAID LOT 2 PRODUCED SOUTHERLY TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID RIGHT-OF-WAY TO THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE PRODUCED SOUTHERLY OF SAID LOT 3; THENCE NORTHWESTERLY ON SAID WESTERLY LINE PRODUCED SOUTHERLY OF SAID LOT 3, TO THE PLACE OF BEGINNING.

Commonly known as 6132 Miller Avenue, Gary, Indiana 46403

Subject To: All unpaid real estate taxes and assessments for 2001 payable in 2002, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Subject To: Rights of way for roads and alleys.

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 6 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

000513

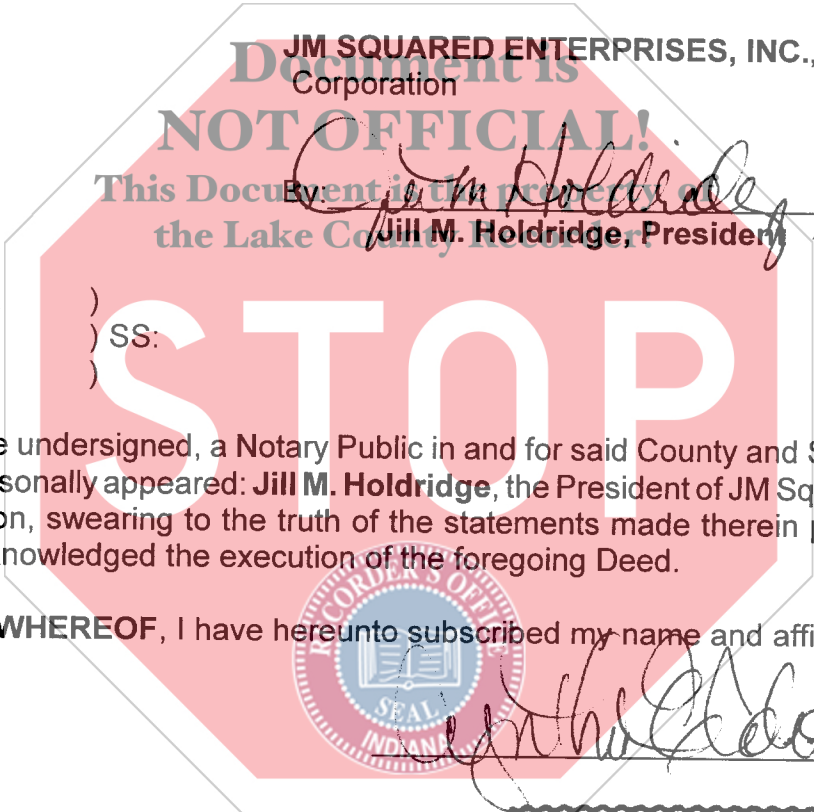
16.00
LP
CT

Subject To: Rights of the public and governmental entities having jurisdiction over roads in and to that part, if any, of Parcel 2 lying within Miller Avenue.

Grantor expressly limits said warranty only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

Grantor hereby certifies under oath that no Indiana gross income tax is due at this time by virtue of this Deed. The undersigned persons(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned, is an Officer of the Grantor and has been fully empowered by proper resolution, or by the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a United States Corporation in good standing, and that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

Dated this 4th day of December, 2002.



JM SQUARED ENTERPRISES, INC., an Indiana Corporation

By: Jill M. Holdridge, President
Jill M. Holdridge, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of December, 2002, personally appeared: **Jill M. Holdridge**, the President of JM Squared Enterprises, Inc., an Indiana corporation, swearing to the truth of the statements made therein pertaining to the Gross Income Tax, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Cynthia E. Colvin
Notary Public

My Commission Expires: _____
County of Residence: _____

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

This instrument prepared by Richard E. Anderson, #2408-45
Anderson & Ward, P.C.
Barrister Court
9211 Broadway
Merrillville, IN 46410
(219) 769-1892