

QUITCLAIM DEED

BE IT KNOWN, that Elizabeth Nichols, Grantors of 2433 Calhoun Street, Gary, County of Lake, State of Indiana, hereby QUITCLAIM and transfer to Alfred J. McQuade, of 2433 Calhoun Street, Gary County of Lake, State of Indiana, for the sum of \$ 2,700,000.00, the following described QUITCLAIM COVENANTS, to wit:

Lots 17 and 18, Block 2, Mid-Village Addition as Recorded in Plat Book 28, Page 2, Lake County, Indiana.

Commonly known as 2433 Calhoun, Gary, Indiana, 46406.

Tax Key No: 49-468-17
49-468-18

2004 037871

Being the same property conveyed to Grantors by deed of, dated August 7, 1995.

WITNESS the hands of said Grantors this 6th day of May, 2004.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 7 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

Elizabeth Nichols

Elizabeth Nichols

State of INDIANA

,SS.

County of LAKE

MAY 6, 2004

ELIZABETH A NICHOLS AND ALFRED J. MCQUADE

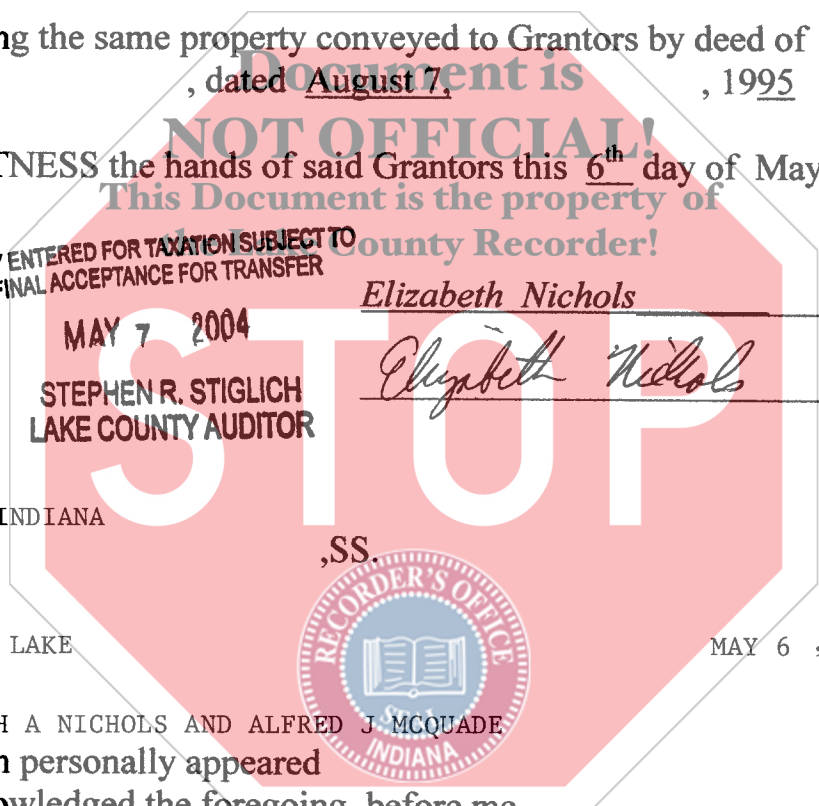
Then personally appeared
Who acknowledged the foregoing, before me.

Notary Public

My Commission Expires: DECEMBER 26 2010

000575

19-5-04



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

AGREEMENT TO SELL REAL ESTATE

I, Elizabeth Nichols
Of 2433 Calhoun , Gary, Indiana, 46406
And Alfred McQuade
Calhoun, Gary, Indiana, 46406

as Seller,

, of 2433
as Buyer,

hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. LEGAL DESCRIPTION of real estate located in Lake County, State of Indiana.

Lots 17 and 18, Block 2, Mid-Village Addition as Recorded in Plat Book 28, Page 2, Lake County, Indiana.

Commonly known as 2433 Calhoun, Gary, Indiana, 46406.

Tax Key No. 49-468-17
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2. PURCHASE PRICE Two hundred seventy thousand and 00/100 Dollars.

Method of Payment:

(a) Deposit to be held in trust by \$ 0.00

(b) Approximate principal balance of first mortgage to which conveyance shall by subject, if any. Mortgage holder: Elizabeth Nichols \$ 270,000.00

Interest 0.00 % per annum:

(c) Other: Payable upon demand \$ 270,000.00

(d) Cash, certified or local cashier's check on closing and delivery of deed (or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and prorations). \$ 0.00

3. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the date of closing.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any, (e) Other:

Seller warrants that there shall be no violations of building or zoning codes at the time of closing.

5. DEFAULT BY BUYER: If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. DEFAULT BY SELLER: If the Seller fails to perform any of the covenants of this contract, the aforesaid money paid by the Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only the right of specific performance.

7. RADON GAS: As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in . Additional information regarding radon and radon testing may be obtained from your county public health unit.

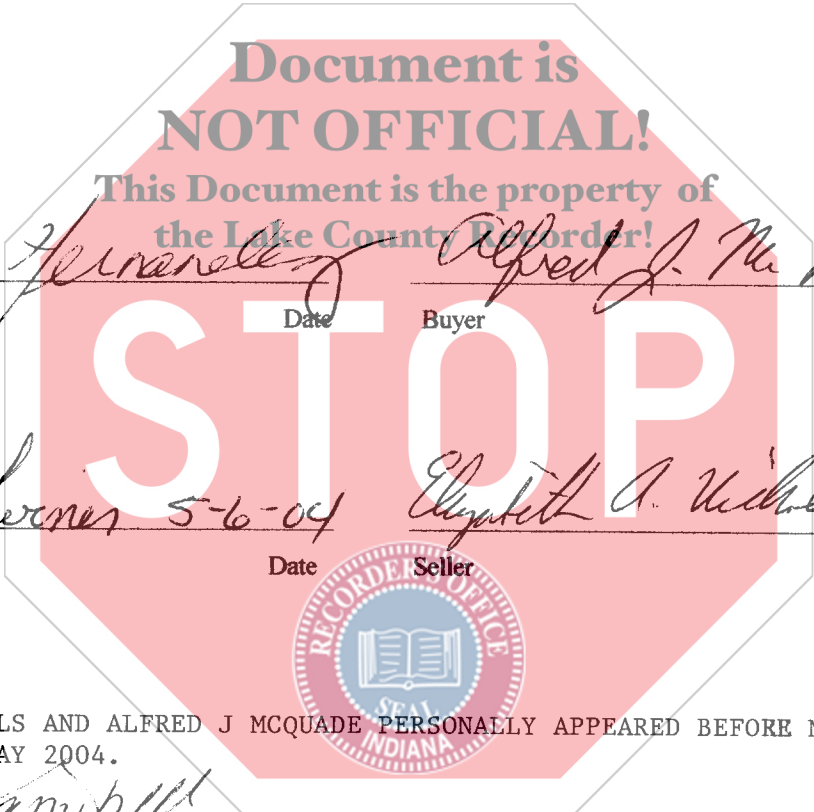
8. LEAD PAINT: "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

24. SPECIAL CLAUSES:

WITNESSED BY:

Michelle Hernandez *Alfred J. McQuade* *5/6/04*
Witness Date Buyer Date

Karen Swinner *5-6-04* *Elizabeth A. Nichol* *5/6/04*
Witness Date Seller Date



STATE OF INDIANA
COUNTY OF LAKE

ELIZABETH A NICHOLS AND ALFRED J MCQUADE PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC,
THIS 6TH DAY OF MAY 2004.

Michelle Campbell

MICHELLE CAMPBELL
RESIDENT OF LAKE COUNTY
MY COMMISSION EXPIRES DECEMBER 26 2010