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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 094141

2004 NOV -4 AM 11:00

WHEN RECORDED RETURN TO:  
PROFESSIONAL TITLE SERVICES, LLC  
9195 BROADWAY  
MERRILLVILLE, IN 46410

MORRIS W. CARTER  
RECORDER

# CORPORATE DEED

Mail Tax Bills To:  
900 Ridge Road  
Suite A  
Munster, IN 46321

Key No.: 18-28-0326-0003

**THIS INDENTURE WITNESSETH**, That **CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, n/k/a CITIZENS FINANCIAL SERVICES, FSB**, ("Grantor"), **CONVEYS AND WARRANTS** to

Kotso 45<sup>th</sup> Avenue Holdings, LLC, an Indiana limited liability company

of Lake County, in the State of Indiana in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

**PARCEL 1**

The West 93.3 feet of the North 430.0 feet by parallel lines, of Lot 1 in Raymond Monaldi's 45<sup>th</sup> Avenue Second Subdivision in the Town of Munster, Indiana, as per Record Plat thereof appearing in Plat Book 41, page 67, in the Office of the Recorder of Lake County, Indiana, EXCEPT the South 130.0 feet thereof.

**PARCEL 2**

The South 130.0 feet of the West 93.3 feet of the North 430.0 feet, by parallel lines, of Lot 1 in Raymond Monaldi's 45<sup>th</sup> Avenue Second Subdivision in the Town of Munster, Indiana, as per Record Plat thereof appearing in Plat Book 41, Page 67, in the Office of the Recorder of Lake County, Indiana.

(Commonly known as 1730 - 45<sup>th</sup> Street, Munster, IN 46321)

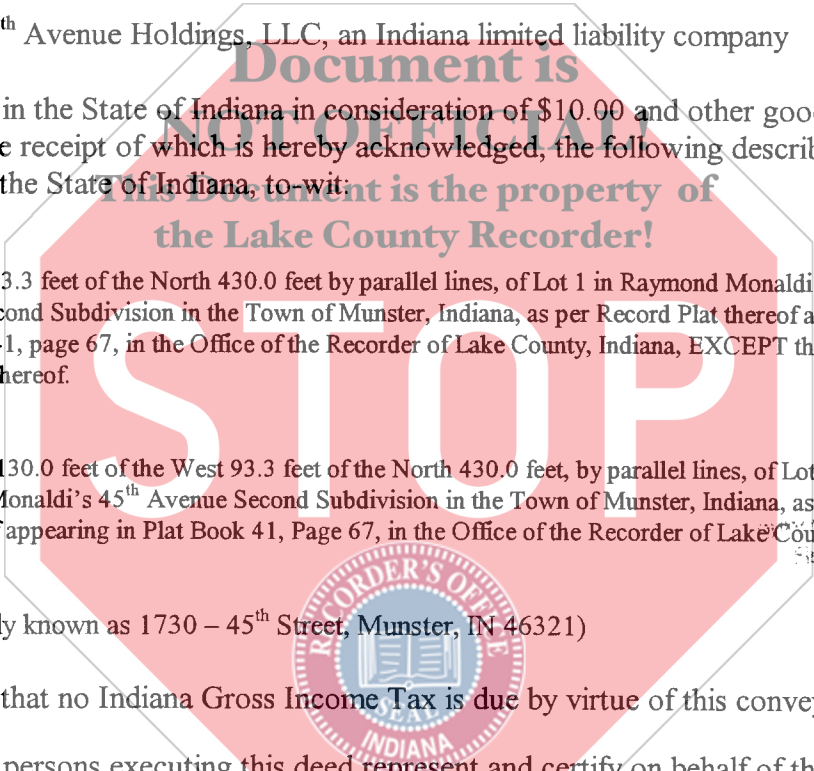
RECORDED FOR TAXATION SUBJECT TO  
SEAL ACCEPTANCE FOR TRANSFER

OCT 28 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

Grantor certifies that no Indiana Gross Income Tax is due by virtue of this conveyance.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that each of 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 under the laws of the United States 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



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MJ  
DG

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27 day of October 2004.

CITIZENS FINANCIAL SERVICES, FSB

Attest: Monica F. Sullivan  
Monica F. Sullivan  
Vice President – Corporate Secretary

By: Thomas F. Prisby  
Thomas F. Prisby  
Chairman and Chief Executive Officer

STATE OF INDIANA            )  
COUNTY OF LAKE            ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas F. Prisby and Monica F. Sullivan, the Chairman and Chief Executive Officer and Vice President – Corporate Secretary respectively, of CITIZENS FINANCIAL SERVICES, FSB 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 27 day of October 2004.

My Commission Expires: June 29, 2007  
Resident of Lake County

Signature Sharon Lazur  
Printed: Sharon Lazur, Notary Public

This instrument prepared by Brian L. Goins, 707 Ridge Road, Munster, Indiana 46321, Attorney at Law.

