Chicago Tito Insurance Company

2005 050451

2005 JUN 20 AM 9:51

MICHAEL A BROWN

MAIL TAX BILLS TO:

KEY NO. 42-213-28 UNIT NO. 25

40 E. 9th Street, Suite 1516 Chicago, Illinois 60605

CMC 620048382

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that

MONARCH OIL & SUPPLY COMPANY, INC., which is the same entity as MONARCH OIL & SUPPLY CO., INC., an Indiana corporation ("Grantor"), of Lake County, State of Indiana,

CONVEYS AND WARRANTS to

DUNES PROPERTIES, LLC, an Indiana limited liability company, 40 E. 9th Street, Suite 1516, Chicago, Illinois 60605 ("Grantee"), of Cook County, State of Illinois, erry of

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 30 to 33, both inclusive, Block A, Dunes Highway Realty Company's First Addition, as per plat thereof, recorded in Plat Book 20, Page 6, in the Office of the Recorder of Lake County, Indiana.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

- Real estate taxes for 2004 payable in 2005 and all taxes thereafter.
- 2. Applicable building codes and zoning ordinances.
- 3. Covenants, conditions, easements and restrictions of record.

ADDRESS OF REAL ESTATE: 5811 E. Dunes Highway, Gary, Indiana 46403.

Grantor herein is an electing small business corporation under the provisions of Subchapter "S" of the Internal Revenue Code, and by reason of such election, there is no Indiana gross income tax due by reason of this conveyance.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are the duly elected officers of

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 17 2005

STEPHEN R. STIGLICH LAKE COUNTY AUDITOR

16-ZP CT Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 2nd day of June, 2005.

MONARCH OIL & SUPPLY COMPANY, INC.

BY: ROBERT B. BAILEY, President

ATTEST:

Document is

Jornat Other I SARAH DORMAN BAILEY, ISecretaryt is the property of

the Lake County Recorder!

STATE OF INDIANA

) SS:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, this 2nd day of June, 2005, personally appeared ROBERT B. BAILEY and SARAH DORMAN BAILEY, President and Secretary, respectively, of Monarch Oil & Supply Company, Inc., an Indiana corporation, who, for and on behalf of said corporation, acknowledged the execution of the above and foregoing Corporate Warranty Doed Warranty Deed.

WITNESS my hand and Notarial Seal.

MARGARET PERZ, Notary Public

MY COMMISSION EXPIRES:

September 12, 2007

Resident of Lake County, Indiana

This instrument prepared by Edward L. Burke, Attorney At Law, 9191 Broadway, Merrillville, Indiana 46410