

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN 20 AM 9:51

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MICHAEL A. BROWN
RECORDER

MAIL TAX BILLS TO:

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

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

CTC 620048382

Chicago Title Insurance Company

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,

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:

1. 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

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