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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 014912

2006 FEB 24 PM 1:23

Form WD-1
8/98

WARRANTY DEED

MICHAEL A. BROWN
RECORDER

Project: DSB-N632(009)
Code: 3835
Parcel: 40
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Maple Leaf Apartments Limited Partnership, an Illinois Limited Partnership the Grantor, of Cook County, State of Illinois Conveys and Warrants to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of **Thirteen Thousand Eight Hundred Fifty and 00/100 Dollars (\$ 13,850.00)** (of which said sum \$ 1,800.00 represents land and improvements acquired and \$12,050.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of **Lake**, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

This Instrument Prepared By

Attorney at Law

TRANSACTION EXEMPT FROM SALES
DISCLOSURE REQUIREMENTS UNDER
IC6-1-1-5-5

MARK G. AHEARN
ATTORNEY AT LAW



NON-TAXABLE

FEB 23 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NC
JP

003863

The undersigned person executing this deed represent and certify on behalf of the Grantor, that he 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 in the State of its origin 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 conveyance has been duly taken. That the undersigned person executing this deed represents and certifies on behalf of the Grantor, that he is an officer of the General Partner which is the Grantor and has been fully empowered by the Grantor, to execute and deliver this deed and all other such instruments of transfer; that the Grantor is a partnership in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; 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.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 14th day of June 2005

Maple Leaf Apartments Limited Partnership
By Maple Leaf Investments Limited Partnership It's General Partner
By: Financial Equity Associates, Inc., It's General Partner

Signature _____
John H. Cox, President
Printed Name

Signature _____
Printed Name

STATE OF ILLINOIS
COUNTY OF COOK

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

SS:

Before me, a Notary Public in and for said State and County, personally appeared John H. Cox President of Financial Equity Associates, Inc., General Partner of Maple Leaf Apartments Limited Partnership the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be its voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 14th day of June, 2005.

Signature Terri L. Poindexter My Commission expires 11-4-2008

Printed Name Terri L. Poindexter I am a resident of Cook County

Official Seal
Terri L. Poindexter
Notary Public State of Illinois
My Commission Expires 11/04/2008

EXHIBIT "A"

Project: DSB-N632(009)

Sheet: 1 of 1

Code: 3835

Parcel: 40 FEE

Form: WD-1

A part of Lot 1 in the amended plat of Maple Leaf Addition to the City of Merrillville, Indiana, the plat of which is recorded in Plat Book 81, page 28, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the northeast corner of said Lot 1; thence South 0. degrees 10 minutes 56 seconds East 16.798 meters (55.11 feet) along the east line of said lot to the southeast corner of said lot; thence North 89 degrees 46 minutes 56 seconds West 3.808 meters (12.49 feet) along the south line of said lot; thence North 0 degrees 10 minutes 56 seconds West 16.797 meters (55.11 feet) to the north line of said lot; thence South 89 degrees 46 minutes 56 seconds East 3.808 meters (12.49 feet) along said north line to the point of beginning and containing 64.0 square meters (689 square feet), more or less.

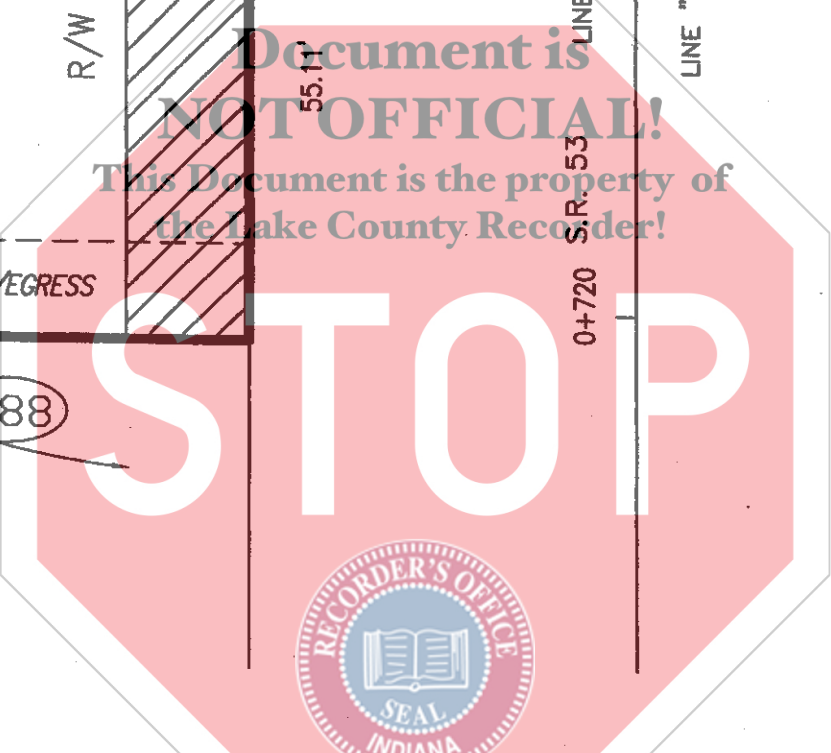
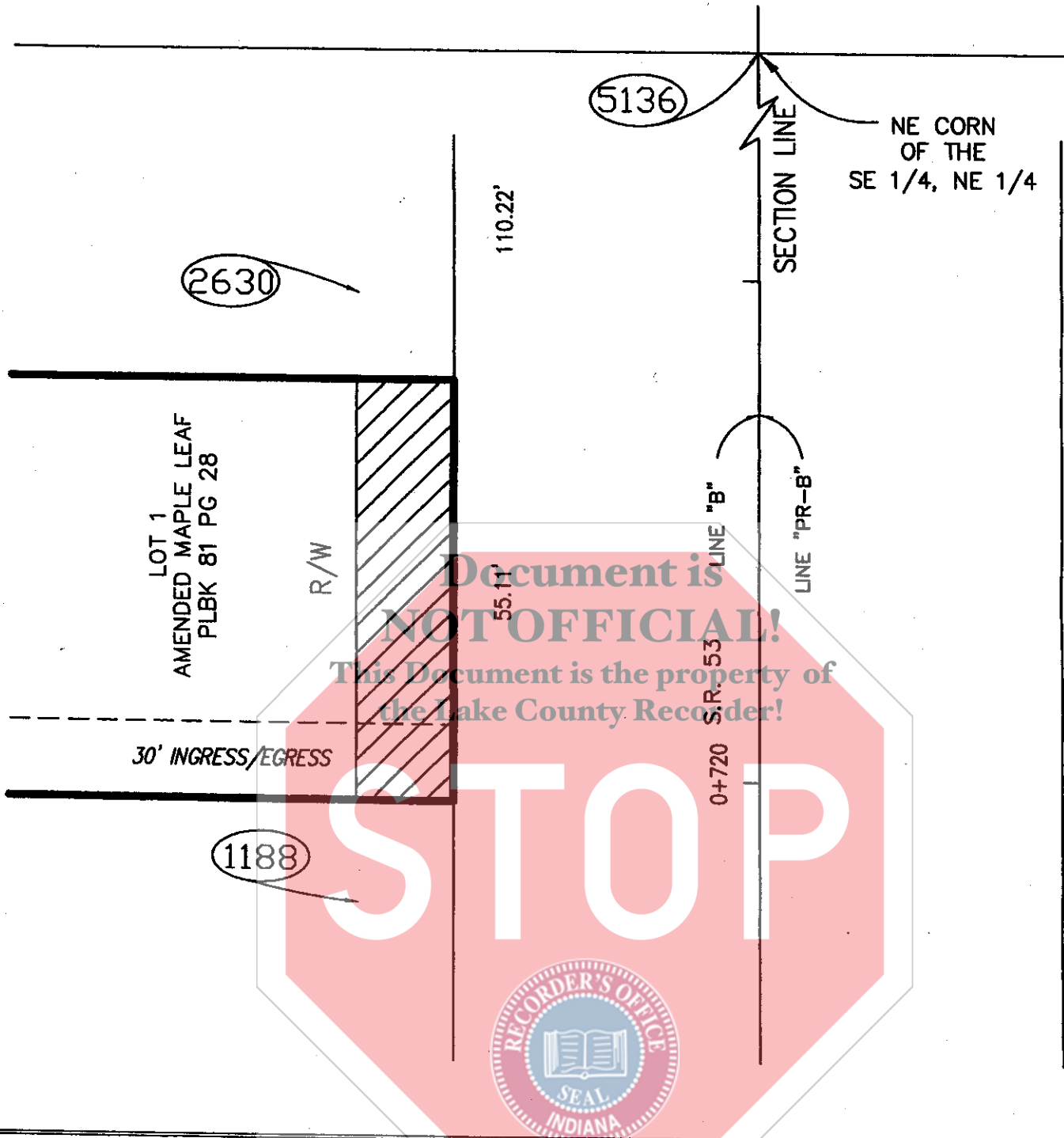
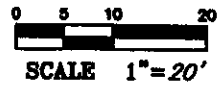


This description was prepared for the Indiana Department of Transportation by Ora W. Best, Indiana Registered Land Surveyor, License Number LS80040202, on the 20th day of Sept., 2000.

EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by The Corradino Group, Inc. (Job #2129-08)

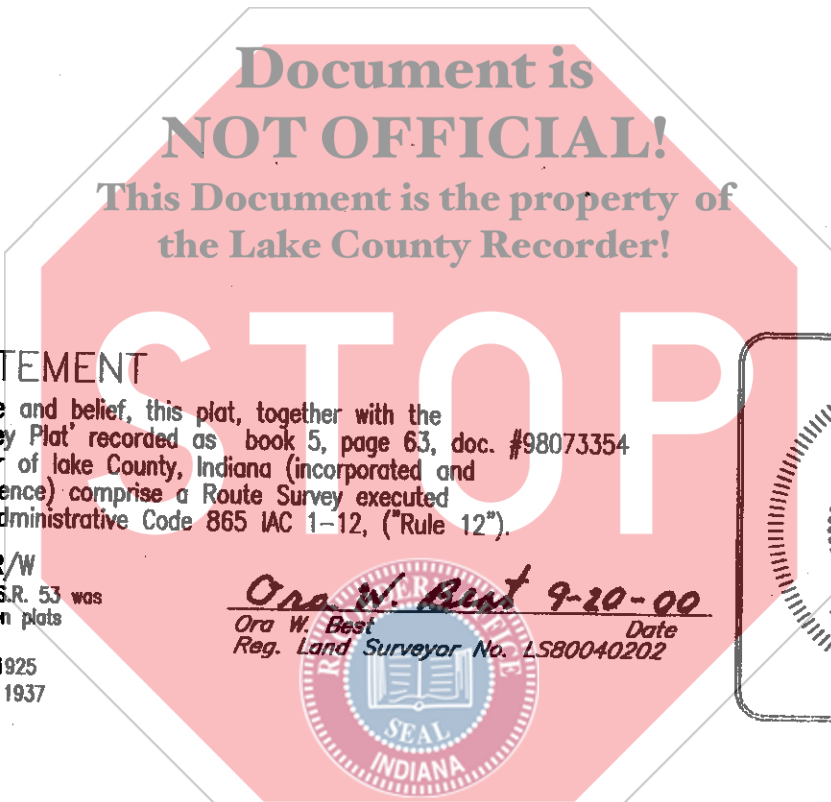


PARCEL NO. : 40 PROJECT NO. : DSB-N632(009) ROAD NAME : SR 53 COUNTY : LAKE SECTION : 16 TOWNSHIP : 35 N. RANGE : 8 W.	OWNER : MAPLE LEAF APARTMENTS, LLC HATCHED AREA IS THE APPROXIMATE TAKING NOTE: CENTER LINE STATIONING IS METRIC	DRAWN BY : I. HOWARD 03/14/00 CHECKED BY : G.L. SMITH 03/16/00 CODE NO.: 3835 INSTRUMENT NO. 96075391 , DATED 10/03/96
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NOTE: DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

COORDINATE CHART FOR R/W PARCEL PLAT (in meters)

POINT	STATION	OFFSET	NORTH	EAST	℄
1188	0+659.749	16.000 L	4729.4016	4984.6532	"PR-B"
2630	0+765.000	16.000 L	4825.6524	4984.3471	"PR-B"
5136			4839.2011	5000.3041	



SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as book 5, page 63, doc. #98073354 in the Office of the Recorder of Lake County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

DOCUMENTATION - Existing R/W

The apparent existing boundary of S.R. 53 was established from recorded subdivision plats and old existing projects,
 F.A. Project #93 Section B, Dated 1925
 F.A. Project #459 Section A, Dated 1937
 M-N632(1), Dated 1980
 ST-N632(A), Dated 1980

Ora W. Best 9-20-00
 Ora W. Best Date
 Reg. Land Surveyor No. LS80040202



PARCEL NO. : 40 OWNER MAPLE LEAF APARTMENTS, LLC
 PROJECT NO. : DSB-N632(009)
 ROAD NAME : SR 53
 COUNTY : LAKE
 SECTION : 16
 TOWNSHIP : 35 N.
 RANGE : 8 W.

DRAWN BY : I. HOWARD 03/14/00
 CHECKED BY : G.L. SMITH 03/16/00
 CODE NO.: 3835

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration


This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.




Signature of Declarant

DIANA L. KILE
Printed Name of Declarant