

2008 042554

2008 JAN 23 11:09:15

TRUSTEE'S DEED

This Indenture Witnesseth, that CENTIER BANK, as Trustee, under the provision of Land Trust Agreement dated the 8th day of October, 1993, and known as Trust Number 1985, does hereby grant, bargain, sell and convey to GEORGE NOVOGRODER for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

See legal description attached hereto and made a part hereof.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said CENTIER BANK, as Trustee, a corporation, has caused this Deed to be signed by its Vice President, and attested by its Vice President, and its corporate seal to be hereunto affixed this 23rd day of January, 2008.

ATTEST:

CENTIER BANK, as Trustee

Kristen Mallory
Kristen Mallory, Vice President

By: *James A. Boyd*
James A. Boyd, Vice President

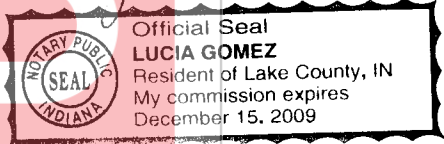
STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 23rd day of January, 2008, personally appeared James A. Boyd and Kristen Mallory of CENTIER BANK, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation as Trustee.

Given under my hand and notarial seal, this 23rd day of January, 2008,

Lucia Gomez
Lucia Gomez, Notary Public

My Commission Expires: 12/15/09
County of Residence: Lake



After recording, please forward this Deed to: George Novogroder, 875 N. Michigan Ave., Suite 3612, Chicago, IL 60611
Send future real tax statements to: George Novogroder, 875 N. Michigan Ave., Suite 3612, Chicago, IL 60611

This instrument prepared by Donald Hawkins, Member Indiana Bar, Centier Bank
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 9 2008

PEGGY JOLINGA KATONA
LAKE COUNTY AUDITOR

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Hazel Garcia

Ticor Title recorded this document as an accommodation. Ticor did not examine the document or the title of the real estate affected.

009534

Return: Peter Koransky

TICOR TITLE INSURANCE
Crown Point, Indiana

TICOR TITLE INSURANCE
Crown Point, Indiana

(SECURITY OFFICER SIGNATURE)

\$24
1/23/08

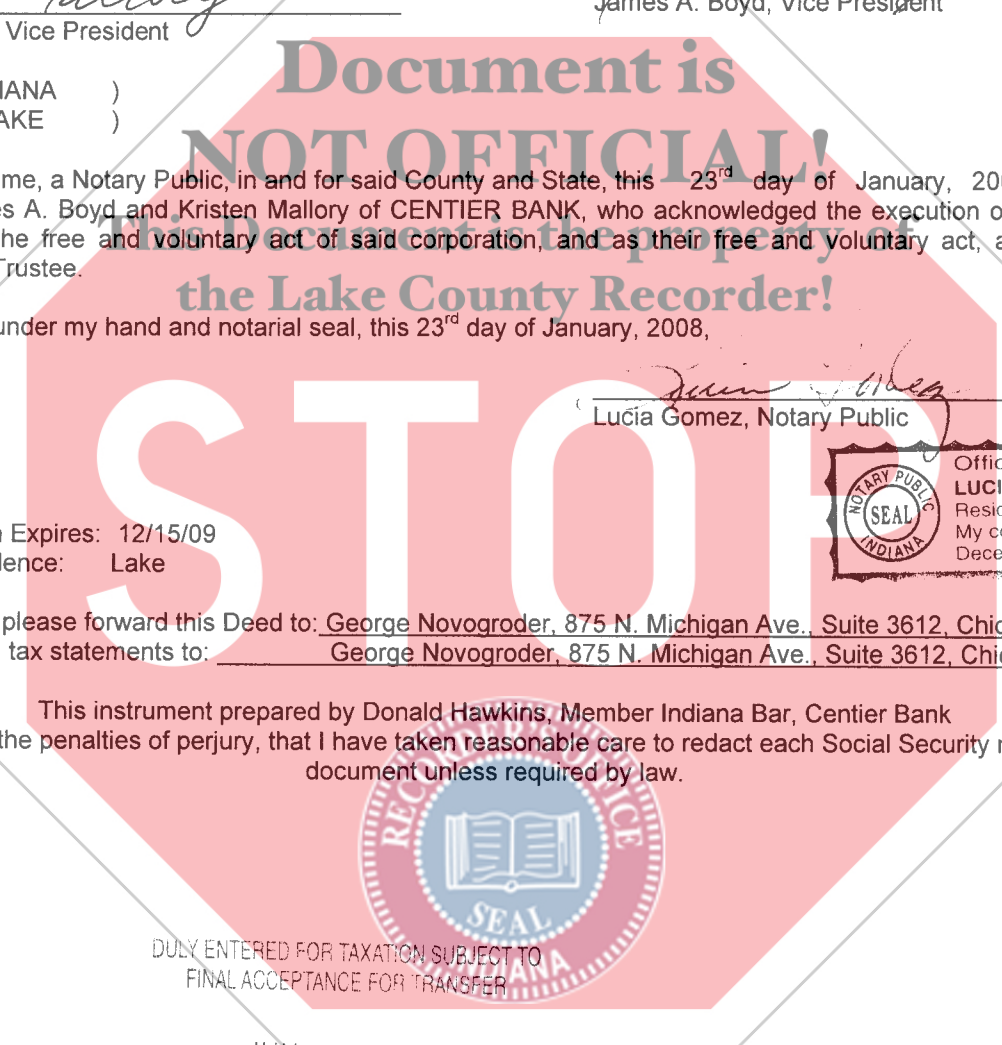


EXHIBIT "A"

PARCEL 1: Part of Lot 1 in Business Park 142, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 68 page 17, in the Office of the Recorder of Lake County, Indiana, and part of the Southeast 1/4, Section 20, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 20, thence North 89 degrees 40 minutes 00 seconds West along the South line of said Section 20 a distance of 681.02 feet; thence North 0 degrees 02 minutes 41 seconds East 495.0 feet to the point of beginning; thence North 89 degrees 40 minutes 00 seconds West, 240.0 feet; thence North 12 degrees 05 minutes 12 seconds West, 180.27 feet; thence South 49 degrees 38 minutes 15 seconds West, 270.0 feet; thence North 89 degrees 40 minutes 00 seconds West, 170.0 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 20; thence North 0 degrees 03 minutes 30 seconds East along said West line 629.35 feet; thence South 89 degrees 36 minutes 49 seconds East, 433.34 feet; thence North 0 degrees 02 minutes 41 seconds East parallel with the West line of the East 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 20 a distance of 1,328.14 feet more or less to a point 40 feet South of the South line of U.S. Highway 30; thence South 89 degrees 08 minutes 15 seconds East parallel with the South line of U.S. Highway 30 a distance of 220.02 feet; thence South 0 degrees 02 minutes 41 seconds West, 1,955.06 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

PARCEL 2: Part of the Northeast 1/4 of Section 29, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 29, thence North 89 degrees 40 minutes 00 seconds West along the North line of said Section 29 a distance of 681.02 feet to the point of beginning; thence South 0 degrees 02 minutes 41 seconds West, 210.0 feet; thence North 89 degrees 40 minutes 00 seconds West, 170.0 feet; thence South 0 degrees 02 minutes 41 seconds West, 460.0 feet to the South line of the North 670 feet of said Section 29; thence North 89 degrees 40 minutes 00 seconds West, parallel with the North line of said Section 29 a distance of 1,066.48 feet; thence North 0 degrees 05 minutes 50 seconds West parallel with the West line of the Northeast 1/4 of said Section 29 a distance of 120.01 feet; thence South 89 degrees 40 minutes 00 seconds East parallel with the North line of said Section 29 a distance of 92.0 feet; thence North 0 degrees 05 minutes 30 seconds West parallel with the West line of the Northeast 1/4 of said Section 29 a distance of 550.0 feet to the North line of said Section 29; thence South 89 degrees 40 minutes 00 seconds East along the North line of said Section 29 a distance of 1,145.08 feet to the point of beginning all in the Town of Merrillville, Lake County, Indiana.

PARCEL 3: Part of the Southeast 1/4, Section 20, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 20, thence North 89 degrees 40 minutes 00 seconds West along the South line of said Section 20 a distance of 681.02 feet;



(continued)

LEGAL DESCRIPTION
(continued)

thence North 0 degrees 02 minutes 41 seconds East, 140.0 feet to the point of beginning; thence North 89 degrees 40 minutes 00 seconds West, 653.56 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 20; thence North 0 degrees 03 minutes 30 seconds East along said West line 355.0 feet; thence South 89 degrees 40 minutes 00 seconds East 170.0 feet; thence North 49 degrees 38 minutes 15 seconds East, 270.0 feet; thence South 12 degrees 05 minutes 12 seconds East, 180.27 feet; thence South 89 degrees 40 minutes 00 seconds East, 240.0 feet; thence South 0 degrees 02 minutes 41 seconds West, 355.0 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

PARCEL 4: Part of the Northeast 1/4 of Section 29, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 29, thence North 89 degrees 40 minutes 00 seconds West along the North line of said Section 29 a distance of 70.0 feet to the point of beginning; thence South 0 degrees 01 minutes 30 seconds West parallel with the East line of said Section 29 a distance of 670.0 feet; thence North 89 degrees 40 minutes 00 seconds West parallel with the North line of said Section 29 a distance of 781.25 feet; thence North 0 degrees 02 minutes 41 seconds East, 460.0 feet; thence South 89 degrees 40 minutes 00 seconds East, 170.0 feet; thence North 0 degrees 02 minutes 41 seconds East, 210.0 feet to the North line of said Section 29; thence South 89 degrees 40 minutes 00 seconds East along the North line of said Section 29 a distance of 611.02 feet to the point of beginning all in the Town of Merrillville, Lake County, Indiana.

PARCEL 5: Part of Lot 1 in Business Park 142, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 68 page 17, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Business Park 142, thence North 89 degrees 08 minutes 15 seconds West along the South right of way of U.S. Highway #30, a distance of 70.00 feet to the West right of way line of Grant Street (extended) as shown on the recorded plat of said Business Park 142, and to the point of beginning, thence South 00 degrees 00 minutes 00 seconds West along said right of way line a distance of 70.00 feet to the North line of the proposed Frontage Road as shown on said recorded plat, thence North 89 degrees 08 minutes 15 seconds West along said North line a distance of 30.00 feet, thence North 00 degrees 17 minutes 16 seconds West along the Northerly line of said proposed frontage road a distance of 145.06 feet to the South right of way of U.S. Highway #30, thence South 89 degrees 08 minutes 15 seconds East along said South right of way a distance of 156.00 feet to the point of beginning.

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LEGAL DESCRIPTION
(continued)

PARCEL 6.

Part of the Southeast 1/4, Section 20, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 20, thence North 89 degrees 40 minutes 00 seconds West along the South line of said Section 20 a distance of 611.02 feet to the point of beginning; thence North 0 degrees 02 minutes 41 seconds East, 313.68 feet; thence South 89 degrees 40 minutes 00 seconds East, 110.0 feet; thence North 0 degrees 02 minutes 41 seconds East, 260.0 feet; thence North 89 degrees 40 minutes 00 seconds West, 180.0 feet; thence South 0 degrees 02 minutes 41 seconds West, 433.68 feet; thence North 89 degrees 40 minutes 00 seconds West, 653.56 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 20; thence South 0 degrees 03 minutes 30 seconds West along said West line, 140.0 feet to the South line of said Section 20; thence South 89 degrees 40 minutes 00 seconds East along said South line, 723.6 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Excepting therefrom:

Legal Description of the Retail Property

Part of the Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 70, page 50 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South Right-of-Way line of U.S. Highway No. 30; thence South 89° 08' 15" East, along the boundary line of said Polo Club Apartments, a distance of 37.00 feet to the point of beginning; thence continuing South 89° 08' 15" East, along the boundary line of said Polo Club Apartments, a distance of 183.02 feet to the Northeast corner of said Polo Club Apartments; thence South 00° 02' 41" West, along the boundary line of said Polo Club Apartments, a distance of 363.31 feet; thence South 90° 00' 00" West, a distance of 91.76 feet; thence South 00° 00' 00" West, a distance of 33.61 feet; thence South 60° 00' 00" West, a distance of 49.66 feet; thence South 90° 00' 00" West, a distance of 48.28 feet; thence North 00° 02' 41" East, a distance of 424.51 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

And also excepting therefrom:



(continued)

Phase I, Phase II, Access Parcel to
U.S. 30 Frontage Road and Clubhouse Property

Part of the final site plan of the Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat book 70, page 50 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South Right-of-way line of U.S. Highway No. 30; thence South 89° 08' 15" East, along the boundary line of said Polo Club Apartments, a distance of 37.00 feet; thence South 00° 02' 41" West, a distance of 424.51 feet; thence North 90° 00' 00" East, a distance of 48.28 feet; thence North 60° 00' 00" East, a distance of 49.66 feet; thence North 00° 00' 00" East, a distance of 33.61 feet; thence North 90° 00' 00" East, a distance of 91.76 feet to a point on the East boundary line of said Polo Club Apartments that lies 363.31 feet South of the Northeast corner of said Polo Club Apartments; thence South 00° 02' 41" West, along the boundary line of said Polo Club Apartments, a distance of 1323.07 feet; thence South 89° 40' 00" East, along the boundary line of said Polo Club Apartments, a distance of 0.37 feet; thence South 00° 00' 00" East a distance of 818.46 feet; thence North 90° 00' 00" West a distance of 233.00 feet; thence North 00° 00' 00" East, a distance of 38.00 feet; thence North 90° 00' 00" West a distance of 421.58 feet; thence North 00° 03' 30" East along the boundary line of said Polo Club Apartments and said line extended South, a distance of 1144.94 feet; thence South 89° 36' 49" East, along the boundary line of said Polo Club Apartments, a distance of 433.34 feet; thence North 00° 02' 41" East, along the boundary line of said Polo Club Apartments, a distance of 1328.14 feet to the point of beginning, all in Merrillville, Lake County, Indiana.

This Document is the property of
the Lake County Recorder!

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