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Mail Tax Bills To:

PARCEL NO. 45-07-15-176-014.000-023

SPECIAL AND LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, That **FIRST FINANCIAL BANK** **SAND RIDGE BANK** ("Grantor"), a corporation organized and existing under the laws of the State of OHIO, CONVEYS AND WARRANTS to:

BIG STAR DEVELOPMENT, LLC

("Grantee") of LAKE County, in the State of INDIANA, in consideration of Ten Dollars 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:

LOT 12, EXCEPT THE NORTH 5 FEET THEREOF, AND THE NORTH 5 FEET OF LOT 13 IN BLOCK 1, IN TRI-STATE MANOR ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31 PAGE 23 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7601 KENTUCKY AVENUE, HAMMOND, IN 46320
GRANTEE'S ADDRESS: 7601 KENTUCKY AVENUE, HAMMOND, IN 46320

Grantor expressly limits said warranty to apply only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed, for the reasons that the grantor received title to the subject property through the foreclosure or the voluntary conveyance in lieu of foreclosure of a mortgage held by grantor on said property and that the amounts due on the mortgage debt are equal to or exceed the value of the net consideration received by grantor for this conveyance.

The undersigned person(s) executing this deed represent(s) and certify (certifies) 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 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER 1 of 2 pages

JUL 06 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

027739

19th AS
CA # 2403

2010 038545

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2010 JUL 5 AM 10:18
MICHELE J. STEINMAN
RECORDER

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 25 day of JUNE, 2010.

FIRST FINANCIAL BANK FKA SAND RIDGE BANK

By: X Marla Wyant By: _____
MARLA WYANT, VICE PRESIDENT
OF RETAIL COLLECTIONS

State of Ohio, County of Butler SS:

Before me a Notary Public in and for said County and State, personally appeared MARLA WYANT, the VICE PRESIDENT OF RETAIL COLLECTIONS respectively, of FIRST FINANCIAL BANK FKA SAND RIDGE BANK who acknowledge the 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 23 day of JUNE, 2010

My Commission Expires: 12/29/14 Signature [Signature]
My County of Residence: Butler Printed Alisa Collins



ALISA COLLINS
Notary Public, State of Ohio
My Commission Expires Dec. 29, 2014

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number in this document unless required by law. [Signature]

This Instrument prepared by: Richard A. Zunica, Attorney at Law, 162 Washington Street, Lowell In 46356