

Thomas, Kunk, Ogelsky & Coggins  
610 Laine Bond Center  
8585 Broadway, Merr.

MAIL TAX BILLS TO:

545 Broadway  
Gary, IN 46402

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810142

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH That Bob Mumma Builders, Inc. ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to First Federal Savings Bank of Indiana of Lake County, in the State of Indiana, in consideration of Ten (\$10.00) 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:

Co 123861-85

Lot 296, Lakes of the Four Seasons, Unit 7, as shown in Plat Book 38, Page 9, in the Office of the Recorder of Lake County, Indiana.

#10-49-3

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is full release of all debts, notes, obligations, costs and charges heretofore subsisting on account and by the terms of that certain mortgage heretofore existing on the property herein conveyed, executed by Grantor to First Federal Savings Bank of Indiana, Gary, Indiana, a United States corporation, and recorded December 8, 1981, as Document Number 653025, in the Recorder's Office of Lake County, Indiana, this conveyance completely satisfying said obligation and terminating said mortgage and the note secured thereby and any effect thereof in all respects except that the said principal sum of \$45,000.00 and the interest due and to accrue due thereon, shall not merge in the equity of redemption of said premises, but shall be kept alive and on foot as a charge thereon so as to protect mortgagee against all encumbrances, charges, and estates, if any such there be, subsequent to said mortgage.

Subject to the rights of parties in possession, if any.

Subject to all unpaid taxes and assessments and subject to all Easements, Covenants, Conditions, Restrictions and Limitations of Record.

Grantor, hereby specifically warrant the title to said property against all the lawful claims of any and all persons claiming or to claim the same or any thereof by through or under any instrument, except for those claims which this conveyance is expressly made subject to.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned, Robert Mumma 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.

TICOR TITLE INSURANCE  
Crown Point, Indiana

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
JUL 8 8 59 AM '85  
RUDOLPH CLAY  
RECORDER

DULY ENTERED  
FOR TAXATION

JUL 5 1985

Office of the Recorder  
ANDREW LAKE COUNTY

7/5/85  
O.K.  
Per Ned Bebe  
on promise of  
First Federal to  
pay redemption per  
Ed. Gubintin - ~~Ed. Gubintin~~  
5/26/85 Ned M. Bebe

260

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30<sup>th</sup> day of May, 1985.

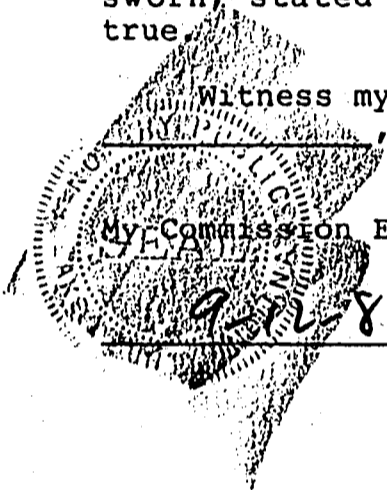
Bob Mumma Builders, Inc.

BY: Robert Mumma Pres  
ROBERT MUMMA, President

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Robert Mumma, the President of Bob Mumma Builders, Inc., who acknowledged 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 30<sup>th</sup> day of May, 1985.



My Commission Expires:  
9-22-87

Herbert S. Lasser  
Notary Public

HERBERT S. LASSER  
Printed Name

County of Residence: LAKE

This Instrument Prepared By: Andrew J. Kopko, Attorney at Law  
8585 Broadway, Suite 610  
Merrillville, IN 46410