

Thomas, Arch, Cigaly, Claggy
610 Larkin Park Center
6585 Edw., Mem.

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810145

MAIL TAX BILLS TO:

545 Broadway
Gary, IN 46402

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:

Lot 22 in Block 2 in Robert R. Cenek 1st Addition to Gary, as per plat thereof, recorded in Plat book 17 page 27, in the Office of the Recorder of Lake County, Indiana.

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, recorded November 23, 1982, as Document No. 688112, in the Recorder's Office of Lake County, Indiana, this conveyance completely satisfying said obligation and terminating said mortgage and the note described therein and any effect thereof in all respects except that the said principal sum of \$50,000.00 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 all unpaid taxes and assessments.

Grantor, hereby specifically warrants 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 Grantor, except for those claims which this conveyance is expressly made subject to.

Subject to the rights of the parties in possession of said real estate to purchase said real estate which the undersigned person executing this deed warrants that said right to purchase will require a payment of at least \$29,000.00.

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.

**DULY ENTERED
FOR TAXATION**

JUL 5 1985

John O. ...
RECORDER LAKE COUNTY

TICOR TITLE INSURANCE
Crown Point, Indiana

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUL 5 1985
RECORDER

2597
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59-2985100

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

Bob Mumma Builders, Inc.

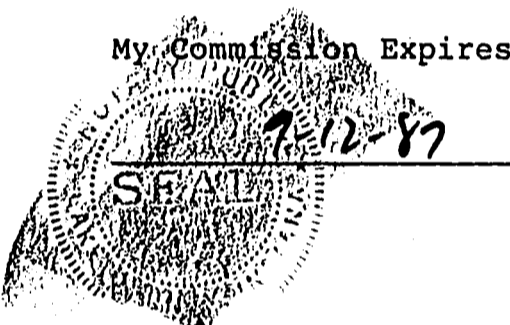
BY: *Robert Mumma*
ROBERT MUMMA, President

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 30th day of May, 1985.

My Commission Expires:



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