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STATE OF INDIANA
LAKE COUNTY
FILED 1997 APR 10

97 APR 10 PH 2:33

MO. ... CENTER
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that Union Planters National Bank f/k/a Leader Federal Bank for Savings ("GRANTOR") a corporation organized under and by virtue of the laws of the State of Tennessee and authorized to do business in the State of Indiana, GRANTS AND CONVEYS TO: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS, of 151 North Delaware, Indianapolis, Indiana 46204, Attention: Single Family Real Estate Owned Branch, for the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

Lot 5 in Block 5 in L.I. Combs and Sons Third Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 27 page 96, in the Office of the Recorder of Lake County, Indiana

THIS DOCUMENT IS THE DIRECT
RESULT OF A FORECLOSURE OR
EXPRESS THREAT OF FORECLOSURE
AND IS EXEMPT FROM PUBLIC LAW
63-1993 SEC. 2(3)

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

~~NOTARIAL SEAL~~
~~Andrew D. ...~~
~~Notary Public, State of Indiana~~
~~Resident of Porter County~~
~~My Commission Expires 04/08/00~~

Tax ID Number 42-316-5

Commonly known as: 319 Jennings St.
Gary, IN 46404

Subject to the taxes for the year 1996 due and payable in 1997 and thereafter; Subject to special assessments, if any, now due or to become due; and Subject to any and all covenants and restrictions now of record.

It is expressly understood and agreed that the warranty herein contained is a limited warranty.

The Grantor herein warrants the title to the hereinbefore described real estate against the acts of the Grantor and all persons claiming lawfully by, through or under the Grantor.

Grantor, by and through the undersigned officers, certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this Deed.

Return To:
UNTERBERG & ASSOCIATES, P.C.

108 East 90th Drive 91-383
Merrillville, IN 46410
SUBJECT TO TRANSFER

APR 10 1997

...ORLICH
AUDITOR LAKE COUNTY

000637

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IN WITNESS WHEREOF, the said Union Planters National Bank f/k/a Leader Federal Bank for Savings has caused these presents to be signed by its Vice President and its Corporate Seal to be hereunto affixed, attested by its Assistant Secretary this 12 day of July, 1996.

Union Planters National Bank f/k/a Leader Federal Bank for Savings

By: Leslie G. Zeiter
Leslie G. Zeiter, Vice President

Printed Name and Office

Attest: Barbara A. Brown

Barbara A. Brown, Assistant Secretary

Printed Name and Office

CORPORATE SEAL

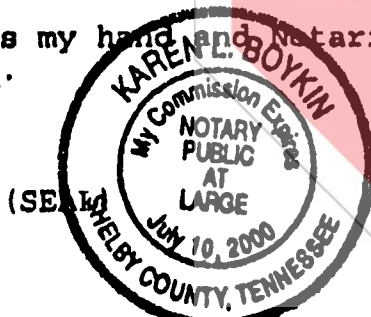


STATE OF _____)
COUNTY OF _____) SS

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Before me, a Notary Public in and for said County and State, personally appeared Leslie G. Zeiter and Barbara A. Brown, the Vice President and Assistant Secretary, respectively, of Union Planters National Bank f/k/a Leader Federal Bank for Savings 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 12 day of July, 1996.



Karen L. Boykin
Notary Public
Printed Name

My Commission Expires: _____
County of Residence: _____

Instrument Prepared by and Mail to:
Elizabeth T. Sewruk
Shapiro & Unterberg nka UNTERBERG & ASSOCIATES
One Cambridge Square Building P.C.
108 East 90th Drive
Merrillville, Indiana 46410
(219) 736-5579
91-00383

Tax Statements To:
Secretary of Housing and Urban Development
Attn: Single Family Real Estate Owned Branch
151 N. Delaware Street
Indianapolis, IN 46204
FHA CASE # 151-2462811-221d2
Servicer: Leader Federal Bank for Savings
Servicer Loan # 2974640