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WARRANTY DEED

THIS INDENTURE WITNESSETH, That ANDREW J. NIKSICH, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to CARRIANNE MASSAU, of LAKE County in the State of INDIANA as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

APARTMENT NO. 119, LAKE PARK WOODS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS RECORDED AS DOCUMENT NO. 95062027 ON THE 13TH DAY OF OCTOBER, 1995 AND SHOWN IN PLAT BOOK 79 PAGE 4, AS AMENDED BY FIRST AMENDMENT AND RESTATEMENT OF DECLARATION OF LAKE PARK WOODS CONDOMINIUM RECORDED MARCH 18, 1999 AS DOCUMENT NO. 99023819, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

COMMONLY KNOWN AS: 119 BEACON DRIVE APT. 119, HOBART, IN 46342 UNIT NO. 27, KEY NO. 18-370-18

SUBJECT TO SPECIAL ASSESSMENTS, ACCRUED BUT NOT YET DUE 2001 TAXES PAYABLE 2002, 2002 TAXES PAYABLE 2003 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 19th day of February, 2002.

Signature of Andrew J. Niksich
ANDREW J. NIKSICH

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of February, 2002, personally appeared: ANDREW J. NIKSICH acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:
Resident of LAKE County

Signature Cynthia M. Washburn
Printed _____, Notary Public

STATE OF
COUNTY OF SS:

CYNTHIA M. WASHBURN
NOTARY PUBLIC, STATE OF INDIANA
COUNTY OF LAKE

MY COMMISSION EXPIRES OCT. 31, 2008

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2002, personally appeared: _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:
Resident of _____ County

Signature
Printed _____, Notary Public

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 26 2002

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No: 9534-45
No legal opinion given or rendered.

PETER BE...
LAKE COUNTY AUDITOR

Return Deed To: CARRIANNE MASSAU 119 BEACON DRIVE, APT. #119, HOBART, IN. 46342
Send Tax Bills To: CARRIANNE MASSAU

COMMUNITY TITLE COMPANY
FILE NO 22753

001629

140/A
CM