

Mail Tax Bills To:

F & H PROPERTIES II, INC.
736 N. Main Street
Crown Point, IN 46307

Tax Key No. 9-565-44

2002 021400

2002 FEB 28 1:40

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: PENN OAKS ENTERPRISES, LLC,

of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO: F & H PROPERTIES II, INC.

of Lake County in the State of Indiana

for and in consideration of Ten Dollars and other good and valuable consideration, the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 75 in Penn Oak Unit Two, in the City of Crown Point, as per plat thereof, recorded in Plat Book 91, page 4, in the Office of the Recorder of Lake County, Indiana

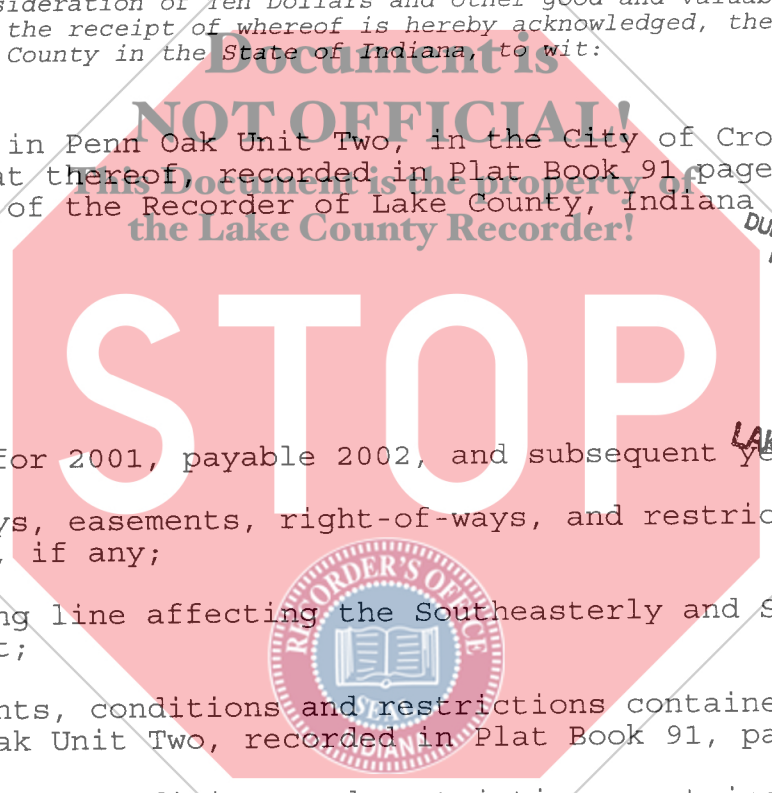
Subject To:

1. Taxes for 2001, payable 2002, and subsequent years;
2. Highways, easements, right-of-ways, and restrictions of record, if any;
3. Building line affecting the Southeasterly and Southwesterly 25 feet;
4. Covenants, conditions and restrictions contained in plat of Penn Oak Unit Two, recorded in Plat Book 91, page 4;
5. Covenants, conditions and restrictions contained in an instrument, recorded November 8, 2001, as Document No. 2001 090632;

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TICOR C.P.

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M. H.
H. J.



- 6. Covenants, easements, conditions and restrictions and party wall rights contained in an instrument, recorded November 8, 2001, as Document No. 2001 090633;
- 7. Easement for drainage and utilities affecting the Northwesterly 10 feet, the Southwesterly 10 feet and the Southeasterly 10 feet; and
- 8. Easement for sewer system dated January 15, 1996 and recorded July 9, 1996 as Document No. 96045430.

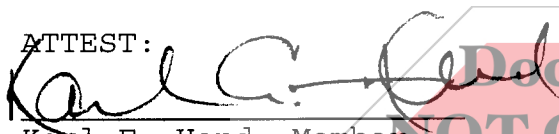
Dated this 18 day of Feb, 2002.

PENN OAKS ENTERPRISES, LLC

By:


Thomas Fleming, Member

ATTEST:


Karl E. Hand, Member

(Corporate Seal)

STATE OF INDIANA)

COUNTY OF LAKE)

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of February, 2002, personally appeared: Thomas Fleming, and Karl E. Hand, as members of PENN OAKS ENTERPRISES, INC. and acknowledged the execution of the foregoing Warranty Deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 5/17/08
County of Residence : Lake




Notary Public, JOAN E. FREELOVE

THIS INSTRUMENT PREPARED BY:

KARL E. HAND, Attorney at Law
3235 - 45th Street, Highland, Indiana 46322

219/924-2640