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2002 APR 30 9:43

H62-22123 Poly

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that **OPPERMAN DEVELOPERS, INC., AN INDIANA CORPORATION**, ("Grantor"), a corporation organized and existing under the laws of the State of **INDIANA** CONVEYS AND WARRANTS to: **THOMAS E. NOVAK AND KAREN L. NOVAK, HUSBAND AN WIFE**, of **LAKE** County, in the State of **INDIANA**, in consideration of the sum of Ten Dollars (\$10.00) 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:

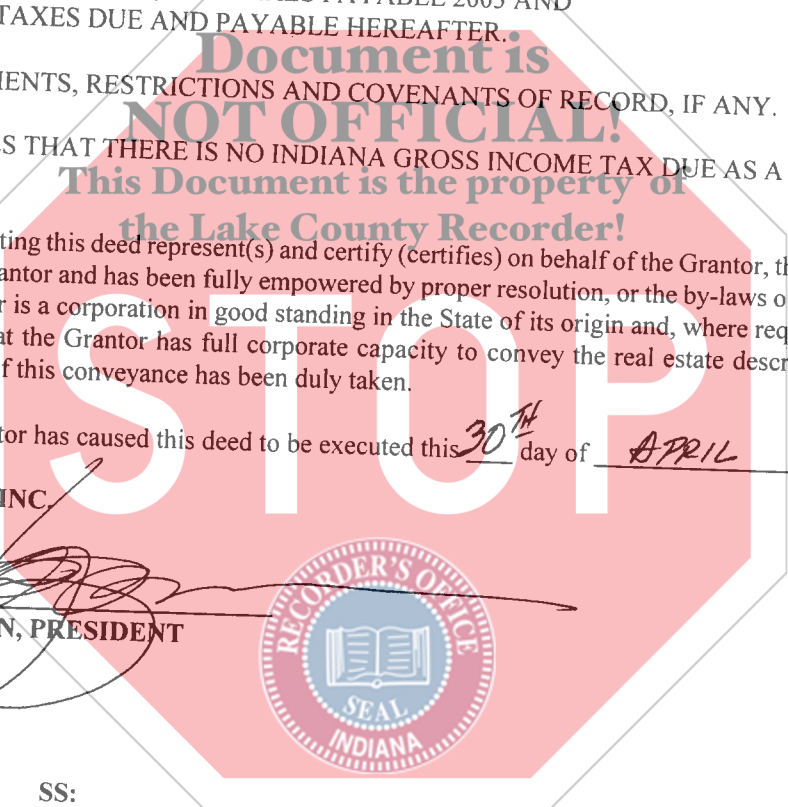
LOT 7 IN FAIR OAKS MANOR, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 8640 FAIR OAKS LANE, ST. JOHN, INDIANA 46373

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.

GRANTOR CERTIFIES THAT THERE IS NO INDIANA GROSS INCOME TAX DUE AS A RESULT OF THIS CONVEYANCE.



The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned 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 situated; 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30TH day of APRIL, 2002.

OPPERMAN DEVELOPERS, INC.

By: [Signature]
WARREN OPPERMAN, PRESIDENT



STATE OF INDIANA,
COUNTY OF

SS:

Before me, a Notary Public in and for said County and State, personally appeared **WARREN OPPERMAN** the **PRESIDENT** of **OPPERMAN DEVELOPERS, 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 April, 2002.

My commission expires: 7-31-08
Resident of LAKE County

Signature [Signature]
Printed SHIRLEY R. KACER

SHIRLEY R. KACER Public Notary Public, State of Indiana
County of Lake
Commission Expires Jul 31, 2008

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

MAIL TO: **THOMAS E. NOVAK AND KAREN L. NOVAK**
SEND TAX BILLS TO: **THOMAS E. NOVAK AND KAREN L. NOVAK**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 03 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

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Chicago Title Insurance Company