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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 041576

2007 MAY 22 AM 9:11

MICHAEL A. BROWN
RECORDER

Mail Tax Bills To:

Tax Key No. 003-23-09-0634-0013 Lot 220

CP PARTNERS, LLC
11350 Broadway
Crown Point, Indiana 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: PENN OAKS ENTERPRISES, LLC
of Lake County in the State of Indiana

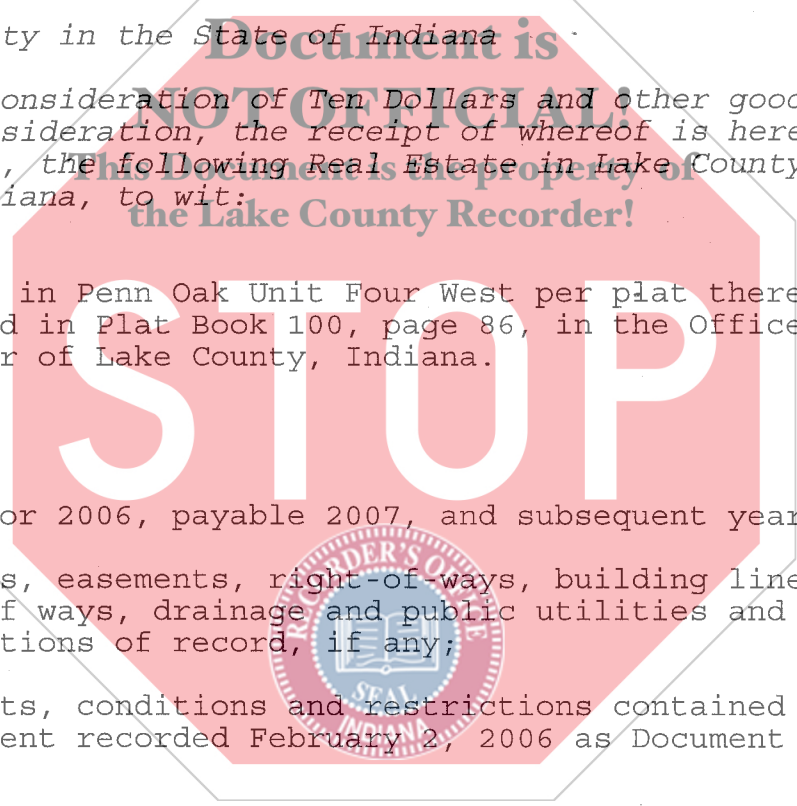
CONVEYS AND WARRANTS TO: CP PARTNERS, LLC
of Lake County in the State of Indiana

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 220 in Penn Oak Unit Four West per plat thereof, recorded in Plat Book 100, page 86, in the Office of the Recorder of Lake County, Indiana.

Subject To:

1. Taxes for 2006, payable 2007, and subsequent years;
2. Highways, easements, right-of-ways, building lines, railroad right of ways, drainage and public utilities and restrictions of record, if any;
3. Covenants, conditions and restrictions contained in an instrument recorded February 2, 2006 as Document No. 2006 008301;
4. Covenants, conditions and restrictions contained in Restrictions Covenants, recorded February 16, 2007 as Document No. 2007 013731; FINAL ACCEPTANCE FOR TRANSFER



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MAY 18 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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5. Terms, provisions, covenants, conditions and restrictions contained in a certain Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;
6. Easements as set out in the Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;
7. Assessments, charges and expenses levied by Penn Oak Property Owners Association, Inc. as set out in the Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;
8. Building line affecting the Northwesterly 25 feet of the land;
9. Easement for drainage and utilities affecting the Northwesterly 10 feet and the Southeasterly 10 feet as shown on recorded plat;
10. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Dated this 16th day of April, 2007.

PENN OAKS ENTERPRISES, LLC

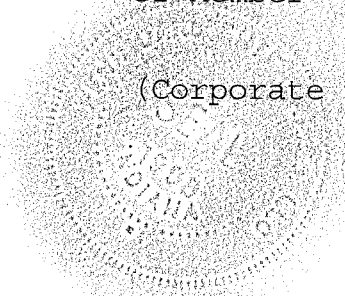


By: Thomas J. Fleming, On Behalf of Member

ATTEST:

Karl E. Hand
Karl E. Hand, On Behalf of Member

(Corporate Seal)



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of April, 2007, personally appeared: Thomas J. Fleming and Karl E. Hand, on behalf of the members of PENN OAKS ENTERPRISES, LLC. and acknowledged the execution of the foregoing Warranty Deed.

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

Cynthia L. Elder
Notary Public, Cynthia L. Elder

My Commission Expires: 3-6-13
County of Residence : Lake

Document is
NOT OFFICIAL!

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Karl E. Hand
KARL E. HAND

STOP



THIS INSTRUMENT PREPARED BY:
KARL E. HAND, Attorney at Law
3235 - 45th Street, Highland, Indiana 46322

219/924-2640