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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 062517

2009 SEP 14 AM 9:04

MICHAEL A. BROWN
RECORDER

Mail Tax Bills To:

Tax Key No. 45-16-09-405-013.000-042 Lot 213

George Ciganovic & Mara B. Ciganovic
521 Charles Court
Crown Point, Indiana 46307

(GRANTEE MAILING ADDRESS)

TICOR CP 920096224

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: PENN OAKS ENTERPRISES, LLC

of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO: GEORGE CIGANOVIC and MARA B. CIGANOVIC,
husband and wife

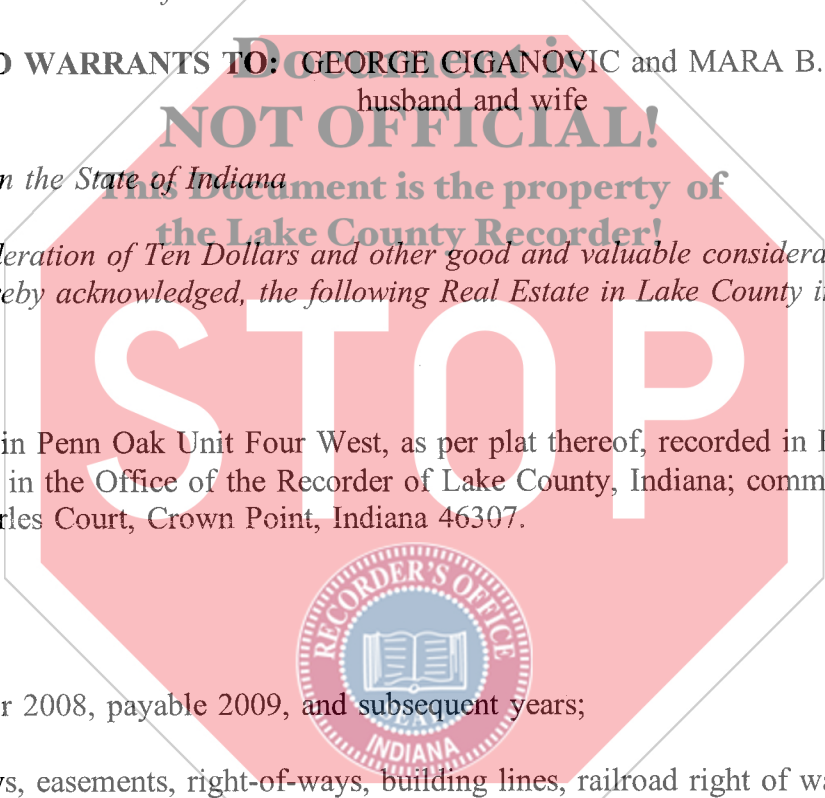
of Lake County in the State of Indiana

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 213 in Penn Oak Unit Four West, as per plat thereof, recorded in Plat Book 100, page 86, in the Office of the Recorder of Lake County, Indiana; commonly known as 521 Charles Court, Crown Point, Indiana 46307.

Subject To:

1. Taxes for 2008, payable 2009, 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. Building line affecting the Southerly 25 feet and the Easterly 25 feet of the land;



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 10 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

to
20
PS


016326

5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. 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, and supplemental declaration recorded October 23, 2007 as Document No. 2007 084330;
7. 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, and Supplemental Declaration recorded October 23, 2007 as Document No. 2007 084330;
8. 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 and Supplemental Declaration recorded October 23, 2007, as Document No. 2007 084330;
9. Covenants, conditions, and restrictions contained in Restrictive Covenants, recorded February 16, 2007 as Document No. 2007 013731;
10. Easement for drainage and utilities affecting the Northwest 10 feet, the Southerly 10 feet and the Easterly 10 feet of the land.

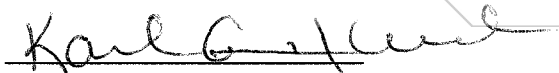
Dated this 28 day of Aug, 2009.

PENN OAKS ENTERPRISES, LLC

By:


 Thomas L. Fleming, On Behalf of
 Member

ATTEST:


 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 28th day of August, 2009, 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



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

THIS INSTRUMENT PREPARED BY:
KARL E. HAND, Attorney at Law 219/924-2640
3235 - 45th Street, Highland, Indiana 46322