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FA# 5401

**WARRANTY DEED**

Mail Tax Bills to: 6415 Grand Avenue Hammond, IN

State: Indiana  
County: Lake

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

Date: <sup>Feb</sup> March 27, 1992

MAR 3 1992

Seller/Grantor  
Litton Mortgage Servicing Center, Inc  
5373 West Alabama, Suite 600  
Houston, Texas 77056

Purchaser/Grantee  
Bob C. Thomas  
6415 Grand Avenue  
Hammond, Indiana 46320

*Bob C. Thomas*  
AUDITOR LAKE COUNTY

Litton Mortgage Servicing Center, Inc, a Texas corporation ("Seller") is the legal owner and holder of the rights of seller under that certain Installment Contract for Sale of Real Estate (the "Contract") dated December 22, 1965, executed by Bob C. Thomas, as purchaser(s) ("Purchaser"), in which the Purchaser agreed to pay the sum of \$13,200.00 ("Purchase Price") to the order of W. J. Driver, Administrator of Veterans' Affairs of the U.S.A. for the purchase of the Property described below.

The Purchase Price under the Contract, together with all other charges thereunder, have been fully paid and satisfied. The original Contract, marked canceled or paid has been delivered to Purchaser.

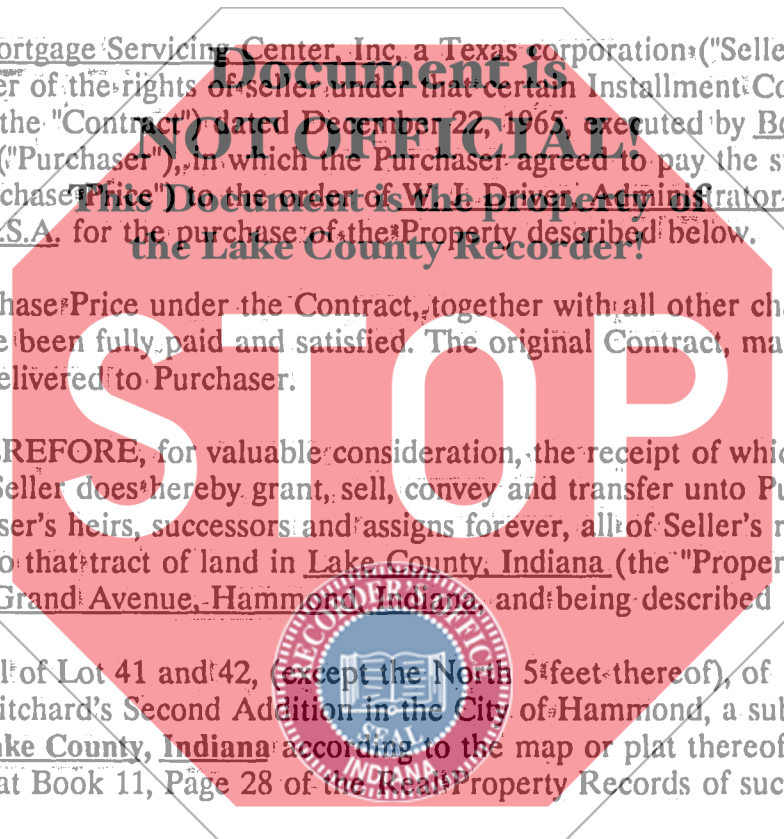
NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Seller does hereby grant, sell, convey and transfer unto Purchaser, and unto the Purchaser's heirs, successors and assigns forever, all of Seller's right, title and interest in and to that tract of land in Lake County, Indiana (the "Property"), commonly known as 6415 Grand Avenue, Hammond, Indiana, and being described as follows:

All of Lot 41 and 42, (except the North 5 feet thereof), of Block 3, I. E. Pritchard's Second Addition in the City of Hammond, a subdivision in Lake County, Indiana according to the map or plat thereof recorded under Plat Book 11, Page 28 of the Real Property Records of such County.

Permanent Tax/Parcel Description No.: 35-0249-0041-1013149

THE SELLER PROMISES THAT IT HAS TAKEN NO ACT TO ENCUMBER THE PROPERTY. This Deed and the conveyance made hereby is made and accepted subject to all matters of record in the Real Property Records of Lake County, Indiana (collectively, the "Permitted Exceptions"). Purchaser hereby agrees to take title to the Property subject to all ad valorem taxes and general and special assessments now or hereafter becoming due with respect to the Property. In particular, Purchaser (in Section 21 of the Contract) agreed to pay the cost of "all recording, transaction, transfer,

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*La*



STATE OF INDIANA / S.S.M.C.  
LAKE COUNTY  
FILED FOR RECORD  
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conveyance, and other taxes".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging thereto, unto Purchaser, Purchaser's heirs, devisees, personal representatives, successors and assigns forever; and Seller, subject to the Permitted Exceptions and the conditions described herein, does hereby bind itself, Seller's successors and assigns, to warrant and forever defend, all and singular the Property unto Purchaser, Purchaser's heirs, devisees, personal representatives, successors and assigns, against every person whatsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Seller, but not otherwise.

Dated this 27<sup>th</sup> day of <sup>Feb</sup> March, 1992

Litton Mortgage Servicing Center, Inc, a Texas corporation

**Document is NOT OFFICIAL**

BY: Kay Harris  
 NAME: Kay Harris  
 TITLE: Sr. Vice President

**This Document is the property of the Lake County Recorder!**

ATTEST/WITNESS: DeAnna Snyder  
 DeAnna Snyder, Secretary

**STOP**

STATE OF Texas

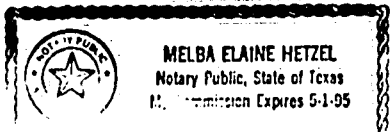
COUNTY OF Harris

I, the undersigned officer, hereby certify that, on the 27<sup>th</sup> day of <sup>February</sup> March, 1992, personally appeared before me Kay Harris, Sr. Vice President of Litton Mortgage Servicing Center, Inc, a Texas corporation known to me (or proven by satisfactory evidence) and acknowledged that he/she is the person whose name is subscribed to this instrument, above, and that he/she executed same as his/her free and voluntary act, in the capacity and for the purposes so expressed, pursuant to the by-laws or resolution of its board of directors.

My Commission Expires: 05/01/95

Melba Elaine Hetzel  
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas

Melba Elaine Hetzel  
Melba Elaine Hetzel  
 Notary's Printed Name



02/25/92  
Indian F.FRM  
Warranty Deed  
litton:wmb

This instrument was drafted by:  
William M. Bell, Jr.  
Attorney  
12 Greenway Plaza, Suite 718  
Houston, Texas 77046

After Recording Return To Purchaser,  
who is the taxpayer to whom future tax  
statements are to be sent:

B. C. Thomas  
6415 Grand Avenue  
Hammond, Indiana 46320

