

2  
Taxes w 20th pl  
4233- 46404

FILED FOR RECORD  
ORIGINAL ACCEPTED FOR TRANSFER

**SPECIAL WARRANTY DEED**

OCT 9 1996

STATE OF Indiana

COUNTY OF LAKE

Date: September 16, 1996

96067112

LITTON LOAN SERVICING, INC., F/K/A BISYS LOAN SERVICES, INC., F/K/A LITTON MORTGAGE SERVICING CENTER, INC., a corporation ("Seller") is the legal owner and holder of the rights of seller under that certain Contract For Sale (the "Contract") of real estate dated January 2, 1968, executed by ROBERT LEWIS AND ALICE MAE LEWIS, HIS WIFE, as Successor Purchaser(s) ("Original Successor Purchaser"), in which they agreed to pay the sum of \$13,500.00 ("Purchase Price") to the order of ADMINISTRATOR OF VETERANS' AFFAIRS for the purchase of the Property described below. All of Original Purchaser's rights were transferred to JAMES M THURMAN AND ELJEAN M THURMAN (Successor Purchasers).

The Purchase Price under the Contract, together with all other charges there under, have been full paid and satisfied.

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

NOW THEREFORE, in consideration of these premises and the payment of the Purchase Price, the receipt of which is hereby acknowledged, Seller does hereby remise, sell, convey, transfer and release unto JAMES M THURMAN AND ELJEAN M THURMAN, and unto the Successor's Purchaser's heirs, successors and assigns forever, all right, title and interest which Seller has in and to that tract of land in LAKE County, Indiana (the "Property"), commonly known as 4233 WEST 20TH PL, GARY, Indiana, and being described as follows:

LOT SEVENTEEN (17), BLOCK SIX (6), TARRYTOWN FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 30, PAGE 13, IN LAKE COUNTY, INDIANA.

GRANTEES ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREINAFTER PROVIDED AND LIMITED) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

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"). Successor Purchaser hereby agrees to take title to the Property subject to all ad

MARSHALL COUNTY AND RECORDER

96 OCT -9 AM 9:17

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

47-442-17

000588

CS  
12/15

valorem taxes and general and special assessments now or hereafter becoming due with respect to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging thereto, unto Successor Purchaser, Successor 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 Successor Purchaser, Successor 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 16 day of Sept, 1996.

LITTON LOAN SERVICING, INC., F/K/A BISYS LOAN SERVICES, INC., F/K/A LITTON MORTGAGE SERVICING CENTER, INC.

By: Kay Harris

Name: Kay Harris  
Title: Vice President

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

Attest:

Jo H. Evans  
By: Jo H. Evans  
Title: Assistant Corporate Secretary

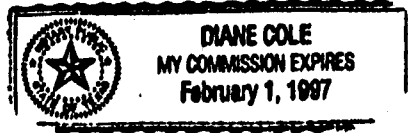
State of Texas  
County of Harris

I, the undersigned, hereby certify that, on the 16 day of Sept, 1996, personally appeared before me Kay Harris, Vice President of LITTON LOAN SERVICING, INC., F/K/A BISYS LOAN SERVICES, INC., F/K/A 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.

Diane Cole

Notary Public, in and for the State of Texas

My Commission Expires:



AFTER RECORDING, PLEASE RETURN TO:  
JAMES M THURMAN AND ELJEAN M THURMAN  
4233 WEST 20TH PL  
GARY, IN 46406-0000

Litton 12-049636-4; JAMES M THURMAN AND ELJEAN M THURMAN