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LOG/Powell

"Mail Tax Statements"  
Secretary of Housing and Urban  
Development, Attn: Single Family  
Disposition Branch  
151 North Delaware Street  
Indianapolis, Indiana 46204-2526

Chicago Title Insurance Company

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Lomas Mortgage Partnership, L.P., by Lomas Mortgage Services, Inc., Managing General Partner, a corporation organized and existing under the laws of the State of Texas hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to the Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lot 36, Block 25, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, Lake County, Indiana.  
More commonly known as 716 Polk Street, Gary, IN 46402-2128.

Subject to taxes for the year 19 90 due and payable in May and November, 19 97 and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all revenues, issues and profits thereof to the said Grantee, his successors and assigns, forever.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantors, except current taxes and assessments due and payable in May and November, 19 98 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said grantee, his successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

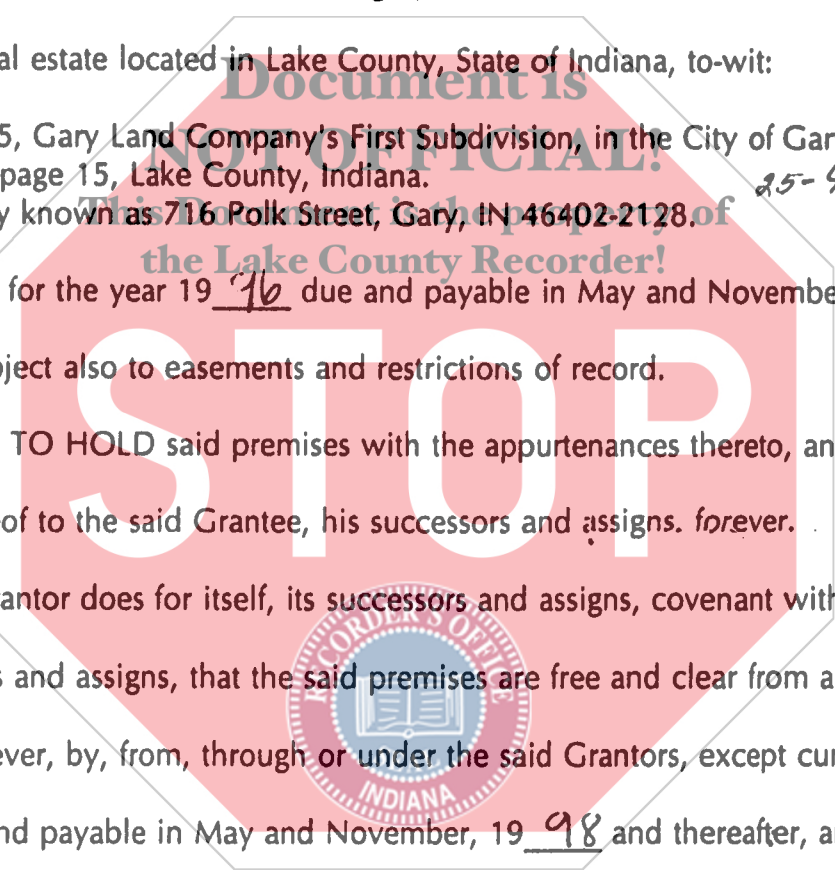
And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD



DULY ENTERED FOR MORTGAGE SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

FEB 20 1997

CLERK OF  
AUDITOR LAKE COUNTY

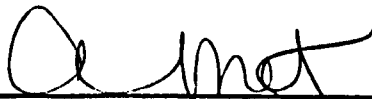
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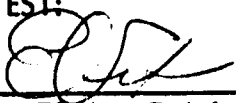

deliver this Deed; that the Grantor corporation has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Lomas Mortgage Partnership, L.P., by Lomas Mortgage Services, Inc., Managing General Partner has caused this deed to be executed this 14th day of October, 1996.

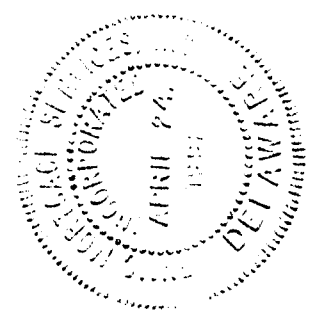
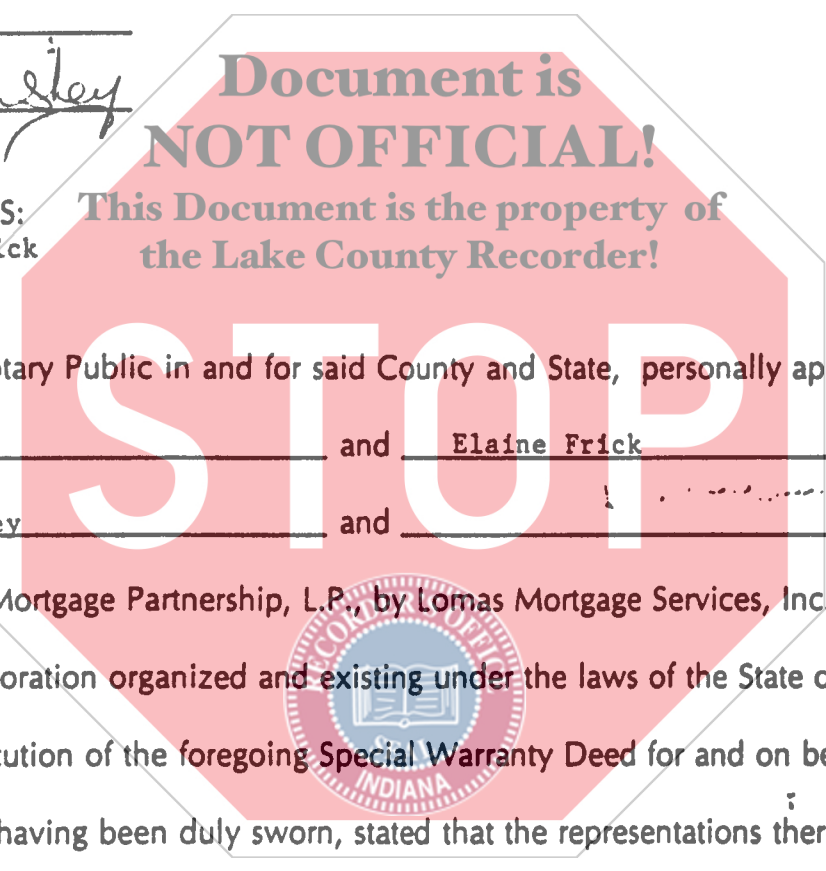
Lomas Mortgage Partnership, L.P.,  
N/K/A First Nationwide Mortgage Partnership, L.P.,  
By First Nationwide Mortgage Services, Inc., Acting in  
its capacity as Managing General Partner.

  
Ann Metz, Vice-President

ATTEST:

  
Elaine Frick  
  
Lisa Bushey

STATE OF Maryland )  
COUNTY OF Frederick ) SS:



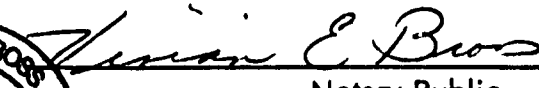
Before me, a Notary Public in and for said County and State, personally appeared

Ann Metz and Elaine Frick  
Lisa Bushey and \_\_\_\_\_

respectively of Lomas Mortgage Partnership, L.P., by Lomas Mortgage Services, Inc., Managing General Partner, a corporation organized and existing under the laws of the State of Texas, and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 14th day of October, 1996.



  
Notary Public

My Commission Expires:

My County of Residence:

VIVIAN E. BROSS  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 29, 2000

This instrument prepared by Murray J. Feiwell, Attorney at Law.