

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97 OCT 14 AM 10:01

MORRIS W. CARTER
RECORDER

Tax mail
2633 E. 21st PL
GARY, IN 46407 SPECIAL WARRANTY DEED 97069386

STATE OF Indiana

COUNTY OF LAKE

Date: September 2, 1997

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 July 18, 1966, executed by FRANK ADAMS AND HOWARD L ADAMS, HIS WIFE, as Successor Purchaser(s) ("Original Successor Purchaser"), in which they agreed to pay the sum of \$11,000.00 ("Purchase Price") to the order of ADMINISTRATOR OF VETERANS' AFFAIRS for the purchase of the Property described below.

Howard L. Adams reserves a life estate

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

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 FRANK ADAMS AND HOWARD L. ADAMS, 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 2633 E 21 ST PL, GARY, Indiana, and being described as follows:

LOT 14 IN BLOCK 3 IN MARSHALLTOWN TERRACE, IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 12 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. *Key # 46-551-14*

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

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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 2nd day of September 1997.

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

Attest: Jo H. Evans

By: Jo H. Evans
Title: Assistant Corporate Secretary

State of TEXAS

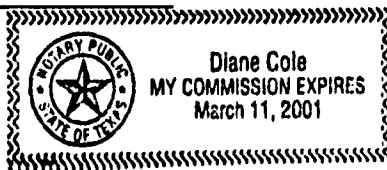
County of Harris

I, the undersigned, hereby certify that, on the 2nd day of September 1997 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:
FRANK ADAMS AND HOWARD L. ADAMS
2633 E 21 ST PL
GARY, IN 46401-0000 ↑

Litton 12-049604-2; FRANK ADAMS AND HOWARD L. ADAMS