

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97082009

97 DEC -1 PM 1:00

MORENO CENTER

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that FORD CONSUMER FINANCE COMPANY, ("Grantor") a corporation organized and existing under the laws of the State of _____, by the duly authorized agent of Grantor, conveys and warrants to ANTWAN M. BLAIR, an Individual Adult ("Grantees") of Lake County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana:

THE SOUTH 25 FEET OF LOT 14 AND THE NORTH 25 FEET OF LOT 13, BLOCK 7 BROADWAY GARDENS IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 19, PAGE 14, LAKE COUNTY, INDIANA.

More commonly known as 5033 Virginia Street, Gary, Indiana 46409 (herein "Real Estate").

TAX ID# 25-41-158-14

Subject to easements and restrictions of record and current taxes not delinquent.

There is no Corporate Tax due as a result of this transaction.

There is no Indiana Gross Income Tax due as a result of this transaction.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor 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, Grantor has caused this deed to be executed this 21st day of November, 1997.

FORD CONSUMER FINANCE COMPANY

By: Donald Wehborff
DONALD Wehborff

Title: Vice President

RETURN + MAIL TAX
BILLS TO:
ANTWAN M. BLAIR
5033 VIRGINIA ST.
GARY, IN 46409

NOT TO BE ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE OR TRANSFER.

DEC 01 1997

CKH4 305 14.00

000083

Estate, and there are no encroachments thereon. There are no existing violations of zoning ordinances or other restrictions applicable to Real Estate.

There is no judgment of any court of the State of Indiana or any court of the United States that is or may become a lien on the Real Estate. No petition for bankruptcy has been filed by or against Vendor within the last six months, nor is any petition now pending with respect to Vendor for bankruptcy, insolvency or incompetency. Vendor is neither principal nor surety on any bond payable to the State of Indiana.

The Real Estate is now in the possession of *Ford Consumer Finance Company*, as Vendor, and no other person has a right to possession or claims possession of all or any part of the Real Estate. Vendor will deliver possession of Real Estate to Purchaser on or before _____ days after closing, free and clear of any right or claim of any person to the possession of the Real Estate except none.

Vendor is not acting, directing or indirectly, in any capacity whatsoever for any foreign country or national thereof, and vendor is a corporation duly organized and in good standing under the laws of Indiana and the persons executing this Affidavit and the deed on behalf of Vendor are duly elected officers of Vendor and have been fully empowered by proper resolution of the Board of Directors of Vendor to execute and deliver this Affidavit and the deed; and Vendor has full corporate capacity to convey the Real Estate described herein and all necessary corporate action for the making of such conveyance has been taken and done.

Vendor intends that each of the statements made herein shall be construed as a representation; each of the representations is made for the purpose of inducing Purchaser to purchase the Real Estate; and each of the representations, whether construed jointly or severally, is true. Vendor expressly authorizes Purchaser and all other persons to rely on such representations.

FORD CONSUMER FINANCE COMPANY

By: _____

Donald Weyandorff
DONALD WEYANDORFF

Title: _____

VICE PRESIDENT

STATE OF ^{OHIO} INDIANA)
) SS:
COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, personally appeared, _____ a duly authorized agent of Ford Consumer Finance Company, who acknowledged the execution of the foregoing *Corporate Warranty Deed* for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of November, 1997.

My Commission Expires:

County of Residence:

Butler

MDS
Notary Public (Signature)

Typed or Printed Name



Mail Tax Statement To: _____

Mailing Address of Grantees: _____

This instrument was prepared by:

LAWRENCE M. LUNN, LUNN & ASSOCIATES, Attorneys at Law, P. C.,
6125 U.S. Highway 31 South, Indianapolis, Indiana 46227-2147 (317) 788-4000.
Direct Inquiries To: North Star Title, 8438 Indiana Street, Merrillville, IN 46410 (800) 347-4102

Reference Commitment No. 513063

© 1997, LAWRENCE M. LUNN & ASSOCIATES