

STATE OF INDIANA  
LAKE COUNTY  
FILED

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

2000 032063

2000 MAY 11 AM 9:05

MAY 04 2000

MORRIS W. CARTER  
RECORDER

PETER BENJAMIN  
LAKE COUNTY AUDITOR

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That IMC Mortgage Company, ("Grantor"), grants, conveys, bargains and sells to Sergio Garcia and Marisa Garcia, Husband and Wife of Lake County ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 32 in Block 61 in Chicago-Tolleston Land and Investment Company's Second Oak Park Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in plat book 2, Page 36, in the Office of the Recorder of Lake County, Indiana, except that part of said lot taken for alley purposes.

Address commonly known as: 2565 Jackson Street  
Gary, Indiana

Subject to any and all easements and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming, by through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Real Estate.

Grantor without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the Real Estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is an authorized agent of Grantor and has been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate

000947

16-  
#6752

described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30 day of March, 2000.

GRANTOR: IMC MORTGAGE COMPANY

BY: Kris Hood

PRINTED: Kris Hood

TITLE: Vice President

STATE OF Florida

COUNTY OF Hillsborough ) SS:

Before me the undersigned, a Notary Public in and for said county and State,

personally appeared Kris Hood, on behalf IMC Mortgage Company who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of such Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 30 day of March, 2000.

My Commission Expires:



Resident of Hillsborough County.

April Kennedy  
Notary Public  
April Kennedy  
Printed

This instrument was prepared by Candace L. Broady, Attorney at Law. Batties & Associates, 155 E. Market St., Suite 865, Indianapolis, IN 46204.

Send tax bills to: 1055 E. Ridge Rd, Griffith, In 46319

After recording, return deed to: 5708 S US 31st G Indianapolis 46227

→ title de