

SPECIAL WARRANTY DEED

2004318

THIS INDENTURE WITNESSETH, that **First Union National Bank, as Trustee**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **Virginia B. Kallas**, an adult (hereafter referred to as "Grantee"), of **Lake County**, in the State of Indiana, 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**, in the State of Indiana:

Lot 5 in Parkview Manor, as per plat thereof, Recorded April 29, 1959 in Plat Book 33 Page 20 in the Office of the Recorder of Lake County, Indiana (hereafter "Real Estate").

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **4441 King Court, Gary, IN 46408**. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the Vice President (title) of (Company) Ocwen Federal Bank, FSB

This Deed is executed by Margery Rotundo as Attorney in Fact for Ocwen Federal Bank pursuant to a Power of Attorney dated May 9, 2001, as Instrument Number 10105749, which said Power of Attorney remains unrevoked and of full force and effect as of date of execution hereof.

Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or incumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed this 7th day of Oct, 2002

First Union National Bank, as Trustee, by **Ocwen Federal Bank, FSB**, its attorney in fact

By: MARGERY ROTUNDO (name)
Vice President (title)
Ocwen Federal Bank, FSB (Company)

STATE OF Florida)
COUNTY OF Broward) SS:

Before me a Notary Public in and for said County and State, personally appeared Margery Rotundo (name), VP (title), Ocwen Federal Bank, FSB (Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantee, and who having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 7th day of Oct

My Commission Expires: Matthew P Campbell
My Commission DD141332
Expires August 12, 2006
Residing in _____ County

Notary Public [Signature]
Printed Name

2002 NOV 09 AM 10:09
FORRIS W. CARTER
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana. Return deed and tax statements to Virginia B. Kallas, _____
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 18 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

*Progressive Land Title
1415 Lensen Way W.
Ste J
Orlando, In 46561*

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