

Attn: Lori
J

2003 105387

SPECIAL WARRANTY DEED

State of Indiana

County of Lake

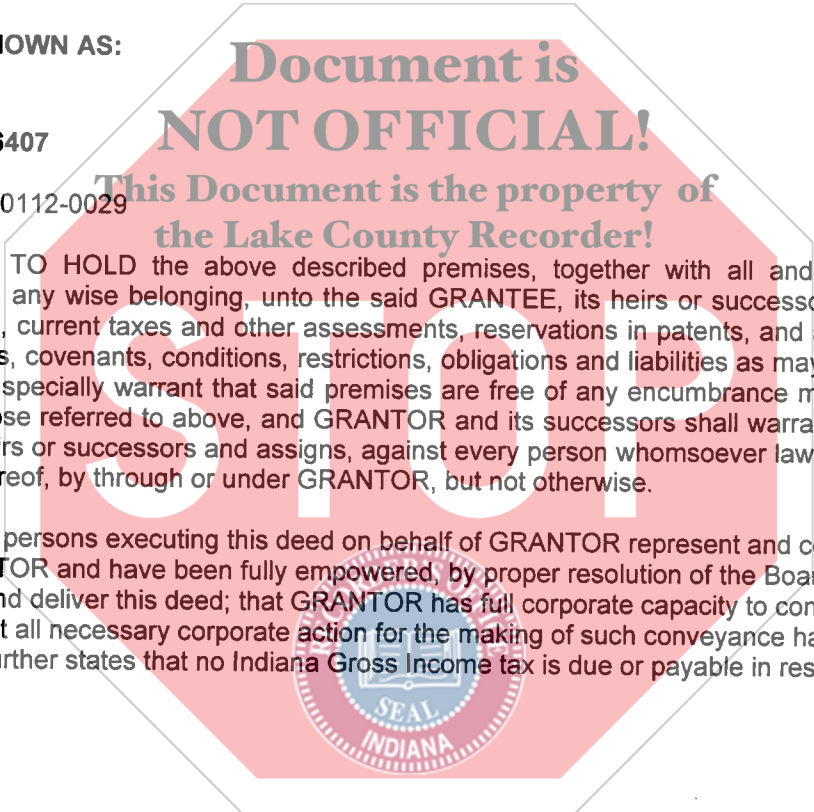
THIS INDENTURE WITNESSETH, **Citifinancial Mortgage Company, Inc., f/k/a Associates Financial Services Co., Inc.**, a corporation organized under the laws of the State of New York, herein called "**GRANTOR**", whose mailing address is 1111 Northpoint Drive Building 4, Suite 100, Coppel, Texas 75019-3831, for and in consideration of \$11,000.00, to it in hand paid by the party or parties identified below as **GRANTEE** hereunder, by these presents **CONVEYS AND SPECIALLY WARRANTS** unto **Michael A. Watkins and Arletrice Watkins, Joint Tenants with Full Right of Survivorship**, herein, whether one or more, called "**GRANTEE**", who reside(s) in County, Illinois, and whose mailing address is 9550 S. Sacramento Ave, Evergreen all that certain real property situated in Lake County, Indiana, and more particularly described as follows: IL 60805

Lot 30, except the North 20 feet and all of Lot 29, Block 32, Ironwood Unit "A", City of Gary, as shown in Plat Book 21, page 4, Lake County, Indiana.

COMMONLY KNOWN AS:

**2345 Ohio St
Gary, Indiana 46407**

Parcel ID: 25-45-0112-0029



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights an appurtenances thereto in any wise belonging, unto the said **GRANTEE**, its heirs or successors and assigns forever, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, **AND GRANTOR** does hereby specially warrant that said premises are free of any encumbrance made or suffered by said **GRANTOR** excepting those referred to above, and **GRANTOR** and its successors shall warrant and defend the same to said **GRANTEE**, its heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under **GRANTOR**, but not otherwise.

The undersigned persons executing this deed on behalf of **GRANTOR** represent and certify that they are duly elected officers of **GRANTOR** and have 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. The undersigned further states that no Indiana Gross Income tax is due or payable in respect to the transfer made by this deed.

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 1 2003

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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1400
AS

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed this 25th day of Sept, 2003

(AFFIX SEAL)

→ **Citifinancial Mortgage Company, Inc., f/k/a Associates Financial Services Co., Inc.,**

By Sue Heuber

State of Texas

County of Dallas

Before me, a Notary Public in and for said County and State, personally appeared **Citifinancial Mortgage Company, Inc., f/k/a Associates Financial Services Co., Inc.**, by Sue Heuber, the Harber of Citifinancial Mortgage Company, Inc. who acknowledged execution of the foregoing 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 25th day of Sept, 2003

Shane Neke

Notary Public.

Residing in Texas County, Dallas

This Instrument was Prepared by:
James Robert Wesley, Attorney-At-Law
2003-199GIN

