

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

State of Indiana

2004 030120

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Sergio Garcia (Hereinafter called "Grantor"), conveys and warrants against all persons claiming by, through, or under him, to:

Octavio & Teresa Rodriguez

for and in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in the State of Indiana, County of Lake to wit:

The South 31.5 feet of Lot 7 and The North 6 feet of Lot 6 in Block 6 in White Oak Manor, The First Resubdivision in the city of Hammond, as Per Plat thereof, recorded in Plat book 21, Page 24 in Lake County Indiana.

Tax # 26-36-0331-0007

Property Address: 7607 Magnolia Ave., Hammond, IN 46324

THIS DEED IS NOT TO BE IN EFFECT UNTIL March 5, 2004

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and right appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of American and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

DATED this 5th day of March, 2004.

Signature _____
Sergio Garcia
Printed _____


Signature _____
Printed _____

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me the undersigned, a Notary Public in and for said County and State, this 5th MAY 7 2004 day of March, 2004, Sergio Garcia acknowledge the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires 08/29/08

Signature _____

 CORINA ECKHART
Notary Public, State of Indiana
Lake County
My Commission Expires 08/29/08

Ticor Title recorded this document as an accommodation. Ticor did not examine the document or the title of the real estate affected.

000739

Return: Sergio Garcia, 2931 Jewett Ave. Highland In 46322

TICOR TITLE INSURANCE
Crown Point, Indiana

