

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 041071

2004 MAY 19 AM 9:14

MORRIS W. ENTER
RECORDER

Return to:
Contract Processing and
Title Agency, Ltd.
5750 Castle Creek Pkwy Ste 487
Indianapolis, IN 46250

State of Indiana

FHA Case No. 151-581948

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C. acting by and through the Federal Housing Commissioner (Hereinafter called "Grantor"), conveys and warrants against all persons claiming by, through, or under him, to:

SERGIO GARCIA

**This Document is the property of
the Lake County Recorder!**

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:

Lot 17 in Block 10 in Woodlawn Addition to Griffith, as per plat thereof, recorded July 13, 1927 in Plat Book 21, Page 15, in the Office of the Recorder of Lake County, Indiana.

Tax # 15-26-0165-0017

Property Address: 219 Woodlawn Avenue, N. Griffith, IN 46319

THIS DEED IS NOT TO BE IN EFFECT UNTIL May 4, 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 rights 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 19

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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FDC

IN WITNESS WHEREOF THE undersigned on this 12th day of April 2004
Has set his hand and seal as Attorney-In-Fact for and on behalf of the said Secretary of
Housing and Urban Development under authority and by virtue of the Federal Register,
Volume 35, Page 16106 (10/14/70) as amended.

Witnesses:

Secretary of Housing and Urban Development
By: Federal Housing Commissioner

By: [Signature] (Seal)
Jim Haslam
Attorney-In-Fact
POA Instrument No.2003-016095

State of California
County of Orange

Document is
NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for the State and County, on 4-12-04
Personally appeared JIM HASLAM, who personally well know
to me to be the duly appointed Attorney-In-Fact and the person who executed the
foregoing instrument bearing the date of April 12, 2004 by virtue of the
authority vested in him by the Federal Register, Volume 35, Page 16106 (10/14/70) as
amended, and acknowledged the execution of the foregoing instrument as Attorney-In-
Fact, for and on behalf of Alphonso Jackson, Secretary of Housing and Urban
Development.

Witness my hand and official seal the day and year above written.



[Signature]
Notary Public

This instrument was prepared under the direction of the Federal Housing Administration,
Debbie Bonelli, Branch Chief, Real Estate Owned, Atlanta HOC.

Post Office Address of the Grantee

Send Subsequent Tax Bills to:

Sergio Garcia
2931 Jewett
Highland, IN 46322

Sergio Garcia
2931 Jewett
Highland, IN 46322