

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 041080

2004 MAY 19 AM 9:45

MORRIS W. HART
RECORDER

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

State of Indiana

FHA Case No. 151-589957

SPECIAL WARRANTY DEED

ORIGINAL

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 7 IN BLOCK 1 IN E.H. LEWIS, GRAND PARK SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 79, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax # 26-34-0288-0007

Property Address: 7134 Maryland Ave., Hammond, In. 46323

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 America and that no Gross Income Tax is due or payable in respect to any income derived by this deed.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 19 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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920042920

16-56
HSG

IN WITNESS WHEREOF THE undersigned on this 28th 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: _____ (Seal)

Jim Haslam

Attorney-In-Fact

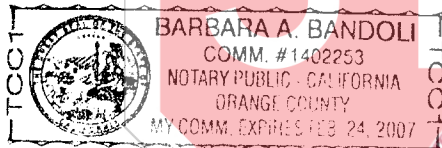
POA Instrument No. 2004008450

State of California
County of Orange

:ss

Before me, the undersigned, a Notary Public in and for the State and County, on 4/28/04
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 4-28-04 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.



Barbara A. Bandoli
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

Sergio Garcia

2931 Jewett

2931 Jewett

Highland, IN 46322

Highland, IN 46322