

02

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 044205

2004 MAY 24 AM 10:46

MOORE COUNTY RECORDER

SPECIAL WARRANTY DEED

23106209H

THIS INDENTURE WITNESSETH, That **WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM CUSTOM MORTGAGE, INC.** (Grantor), CONVEYS AND SPECIALLY WARRANTS to, **KEVIN K. MARSHALL**, an adult, (Grantee), of Lake County in the State of Indiana, for the sum of Ten and No/100---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 18 and the South 1/2 of Lot 17 in Block 3 in Gary Land Company's Second Subdivision, in the City of Gary, as per plat thereof recorded in Plat Book 10, Page 16, in the Office of the Recorder of Lake County, Indiana.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time in respect to this conveyance.

Subject to real estate property taxes for 2003, due and payable in 2004 and subject to real estate property taxes payable thereafter. Taxing Unit: Gary-Caoumet Township.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 769 Buchanan Street, Gary, Indiana 46402.

Grantees' Post office mailing address is PO Box 439192 Chicago, IL 60645
Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certifies/certify that she/he/they is/are (a) duly elected officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and any conditions that would be revealed by a physical inspection and survey of the Property.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 24 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

001927

19-DG
3-19-11

IN WITNESS WHEREOF, Grantor has executed this Deed this 17 day of MARCH, 2004.

GRANTOR:

WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM CUSTOM MORTGAGE, INC.

Wachovia Bank of Delaware, National Association

By Jeff Szymendera Vice President By _____
Signature Title Signature Title
JEFF SZYMENDERA
VICE PRESIDENT

STATE OF NC)
COUNTY OF Wake)
Wachovia Bank of Delaware, National Association
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared JEFF SZYMENDERA the VICE PRESIDENT; the and _____; the _____, respectively, of and for and on behalf of **WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM CUSTOM MORTGAGE, INC.**, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17 day of March, 2004.

My Commission Expires: _____ Signature Kalpana Patel
OFFICIAL SEAL Notary Public, North Carolina
KALPANA PATEL
Wake County
My Commission Expires December 24, 2007 Printed _____
Notary Public

Residing in _____ County, State of Indiana

Return deed to: _____

Send tax bills to: _____

POST OFFICE ADDRESS OF THE GRANTEE

Prepared from Investors Titlecorp File No.: 23106209H-J

This instrument was prepared by **JEFFREY R. SLAUGHTER**, Attorney at Law, 1040 East 86th Street, Suite 42A, Indianapolis, Indiana 46240-1829 / Telephone (317) 844-5355.