

FILED FOR RECORD

2004 075769

2004 SEP 3 11 14 AM

MC

Return to:

Sergio Garcia

2931 Jewett

Highland, IN 46322

State of Indiana

FHA Case No. 151-510327

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

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 North 1/2 of Lot 34, all of Lot 35 and the South 1/2 of Lot 36 in Block 8 in resubdivision of parts of Jackson Terrace, in the City of Hammond, as per plat thereof, Recorded February 3, 1925 in Plat Book 18, Page 4, in the Office of the Recorder of Lake County, Indiana.

Tax # 26 34 - 193 - 45

Property Address: 7211 Van Buren, Hammond, IN 46324

THIS DEED IS NOT TO BE IN EFFECT UNTIL AUGUST 30, 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

SEP 3 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF THE undersigned on this 26th day of August 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)

Attorney-In-Fact
FOA Instrument No. 200401136

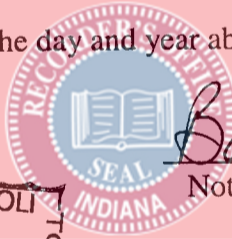
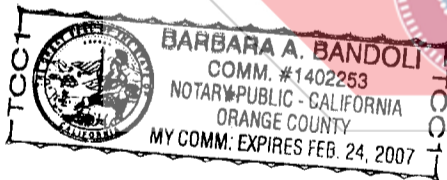
State of California
County of Orange

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the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for the State and County, on 8/26/04
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 8/26/04 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

Sergio Garcia

2931 Jewett

Highland, IN 46322

Send Subsequent Tax Bills to:

Sergio Garcia

2931 Jewett

Highland, IN 46322