

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 001124

2005 JAN -7 AM 8:45

Account No. 0002188112

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

State of Texas

County of Dallas

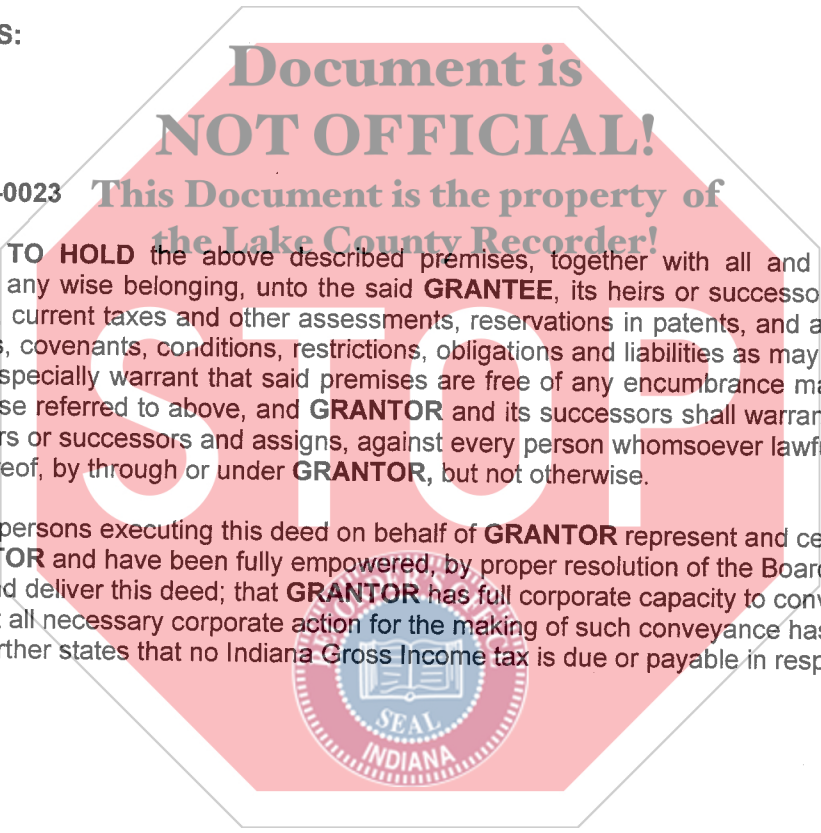
THIS INDENTURE WITNESSETH, **Citifinancial Mortgage Co.**, a corporation organized under the laws of the State of New York, herein called "**GRANTOR**", whose mailing address is **1111 Northpoint Drive Building 4, Suite 100, Coppell, Texas 75019-3831**, for and in consideration of **\$52,500.00**, to it in hand paid by the party or parties identified below as **GRANTEE** hereunder, by these presents **CONVEYS AND SPECIALLY WARRANTS** unto **David A. Bonander**, herein, whether one or more, called "**GRANTEE**", who reside(s) in **Porter County, Indiana**, and whose mailing address is **18 Diana Road, Ogden Dunes, Indiana, 46368** all that certain real property situated in **Lake County, Indiana**, and more particularly described as follows:

**Lot 325 in Robert Bartlett's Marquette Park Estates First Addition, as per plat thereof, recorded in Plat Book 27, page 57, in the Office of the Recorder of Lake County, Indiana.**

**COMMONLY KNOWN AS:**

**7919 Hemlock Ave.  
Gary, IN 46403**

**PARCEL ID: 25-41-0252-0023**



**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights an appurtenances thereto in any wise belonging, unto the said **GRANTEE**, its heirs or successors and assigns forever, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, **AND GRANTOR** does hereby specially warrant that said premises are free of any encumbrance made or suffered by said **GRANTOR** excepting those referred to above, and **GRANTOR** and its successors shall warrant and defend the same to said **GRANTEE**, its heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under **GRANTOR**, but not otherwise.

The undersigned persons executing this deed on behalf of **GRANTOR** represent and certify that they are duly elected officers of **GRANTOR** and have been fully empowered, by proper resolution of the Board of Directors of **GRANTOR**, to execute and deliver this deed; that **GRANTOR** has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done. The undersigned further states that no Indiana Gross Income tax is due or payable in respect to the transfer made by this deed.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 6 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

ck # 28481  
11,000

→ Kings Title + Closing Services  
1111 Broad St. New Castle IN 47362

000281

In Witness Whereof the said **Citifinancial Mortgage Co.**, has caused this deed to be executed by Tony Malone, Its AVP and has a fixed his name and seal, 28th day of December, 2004.

[Signature]  
Citifinancial Mortgage Co.  
By Tony Malone, Its AVP

State of **Texas**  
County of **Dallas** SS:

Before me, the undersigned, a Notary Public in and for said County, and State, personally appeared Tony Malone to me known to be such AVP of said Corporation and acknowledged the execution of the foregoing Deed for and on behalf of the Corporation and by its authority.

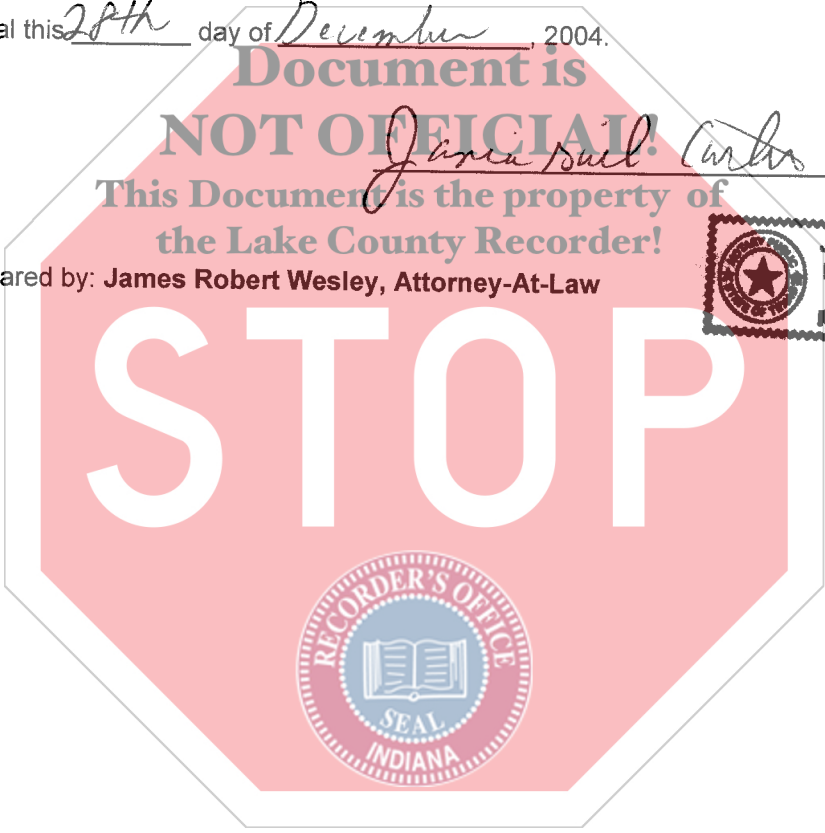
Witness my hand and seal this 28th day of December, 2004.

2003-117KIN

My commission expires:

Resident of:

This Instrument was prepared by: **James Robert Wesley, Attorney-At-Law**



Janice Gail Carter (Seal)

