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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 004795

2005 JAN 24 AM 10:49

MICHAEL A. BROWN  
RECORDER

Account No. 0002188466

**SPECIAL WARRANTY DEED**

State of Texas

County of Dallas

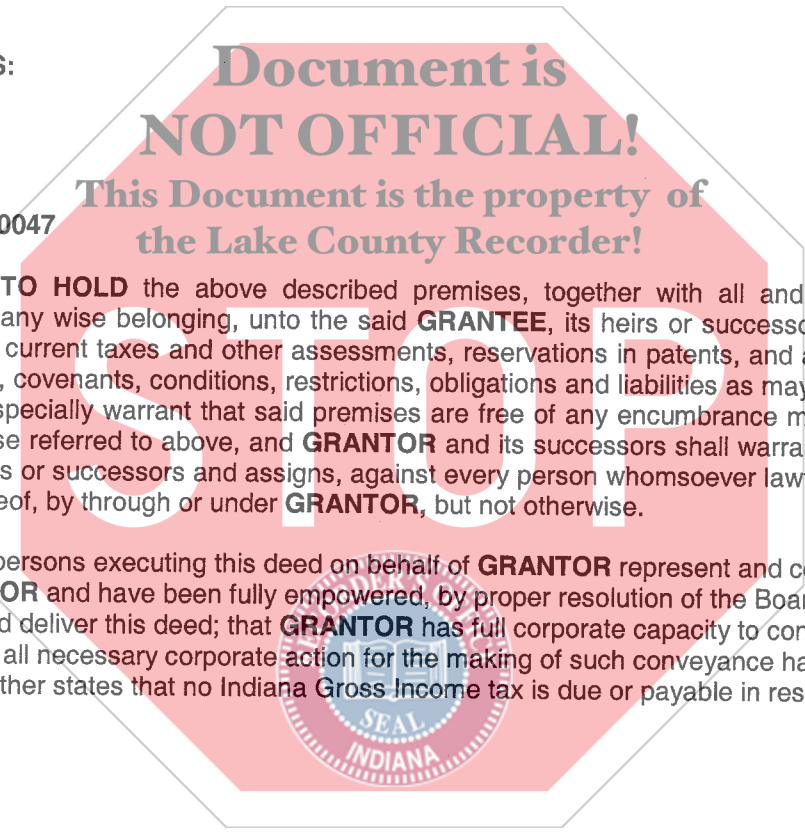
THIS INDENTURE WITNESSETH, **CitiFinancial Mortgage Company, Inc.**, a corporation organized under the laws of the State of New York, herein called "**GRANTOR**", whose mailing address is **1111 Northpoint Drive Building 4, Suite 100, Coppell, Texas 75019-3831**, for and in consideration of **\$15,000.00**, to it in hand paid by the party or parties identified below as **GRANTEE** hereunder, by these presents **CONVEYS AND SPECIALLY WARRANTS** unto **Donovan Coles and Pamela Coles, Husband and Wife**, herein, whether one or more, called "**GRANTEE**", who reside(s) in **Lake County, Indiana**, and whose mailing address is **3627 South Higgins Park Street, Hammond, Indiana 46323** all that certain real property situated in **Lake County, Indiana**, and more particularly described as follows:

**Lots 47 and 48, Block 3, Security Realty Company's 1st Addition to Gary, as shown in Plat Book 9, Page 30, Lake County, Indiana.**

COMMONLY KNOWN AS:

**2201 Jennings St.  
Gary, IN 46404**

PARCEL ID: 25-47-0031-0047



**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and 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 20 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

*Handwritten note:* -Xavier Title & Closing

*Handwritten notes:* 964 #28802 1600 AS

In Witness Whereof the said **CitiFinancial Mortgage Company, Inc.**, has caused this deed to be executed by Sue Harber, its AVP and has a fixed his name and seal, 10 day of Jan, 2005.

Sue Harber  
Sue Harber AVP. CitiFinancial

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

Before me, the undersigned, a AVP Notary Public in and for said County, and State, personally appeared Sue Harber 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 10 day of Jan, 2005.

**2004-1FIN**

My commission expires:

Resident of:

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

Document is NOT OFFICIAL!  
James Robert Wesley (Seal)

This Document is the property of the Lake County Recorder!



**DEANNA THOMAS**  
NOTARY PUBLIC STATE OF TEXAS  
COMMISSION EXPIRES  
**APRIL 12, 2006**

