

INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 045254

2005 JUN 2 10 11 AM
CTIC - Carmel
File # 36372

MICROFILMED
RECORDS

SPECIAL WARRANTY DEED

This Deed is from **HFTA First Financial Corporation f/k/a Transamerica Financial Services, Inc.**, a corporation organized and existing under the laws of the United States, ("Grantor"), to **Edward W. Taylor, an adult person**, (Grantee).

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **Lake**, State of Indiana, described as follows (the "Property"):

4615 Johnson Street, Gary, IN 46408

Document is
See attached legal description
NOT OFFICIAL!

The undersigned person(s) 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.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

"No Indiana Gross Income Tax is Due or payable in respect to the transfer made by this instrument."

Date: 5/17/05

**HFTA First Financial
Corporation f/k/a
Transamerica Financial**

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 2 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

106
18
1113688
000173

Services, Inc.

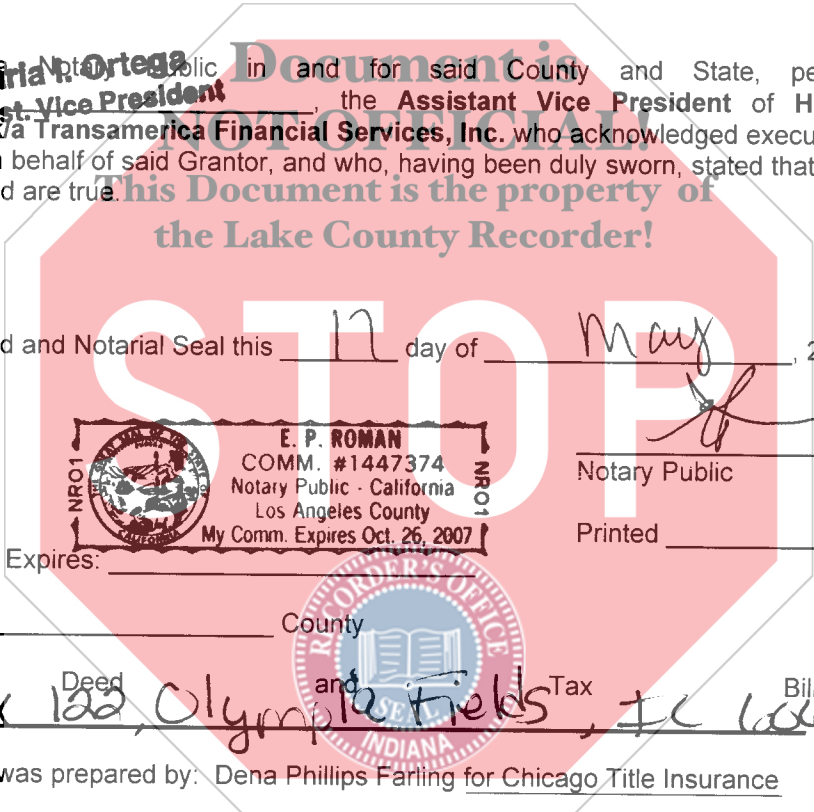
ATTEST:

By: *Danny Gomez*
Danny Gomez
Asst. Secretary
Printed Name and Office

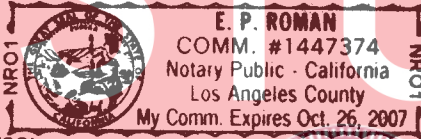
By: *María I. Ortega*
María I. Ortega
Asst. Vice President
Printed Name and Office

STATE OF California
COUNTY OF Los Angeles ^{SS}

Before me, **María I. Ortega**, Notary Public in and for said County and State, personally appeared **María I. Ortega**, the **Assistant Vice President** of **HFTA First Financial Corporation** *aka* **Transamerica Financial Services, Inc.** who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.



Witness my hand and Notarial Seal this 17 day of May, 2005.



[Signature]
Notary Public
Printed _____

My Commission Expires: _____

Resident of _____ County

Send Deed and Tax Bills to: P.O. Box 122, Olympia Fields, IL 60451

This instrument was prepared by: Dena Phillips Farling for Chicago Title Insurance

No: 000363727

LEGAL DESCRIPTION

Lot 29 Block 4 L.B. Snowdens Oak Grove Addition

