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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 026105

2006 MAR 30 PM 1:55

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, **Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co.**, grants, conveys, bargains and sells to **Michael Psimos**, of Lake County, State of Indiana ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**Lot 4 in Block 2 In Villa Shore Tenth Addition to Hobart, as per plat thereof, recorded in Plat Book 30, page 47, in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as: 43 N. Guyer Street, Hobart IN 46342  
Tax ID Number: 27-18-0249-0004**

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as delinquent; and subject to rights of way for roads and Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming, by through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Real Estate. Grantor without warranting the existence of any such rights, also warrants to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the Real Estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is an authorized agent of Grantor and has been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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MAR 29 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor conveys and warrants this transfer is not subject to Indiana Gross income tax.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of March, 2006.

GRANTOR:

**Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co.**

SIGNATURE: [Handwritten Signature]

TITLE: Marla L. Ortega  
Asst. Vice President

STATE OF CA )  
this Document is the property of )  
the Lake County )  
Recorder! )

COUNTY OF LA )

Before me the undersigned Notary Public in and for said county and State, personally appeared Marla L. Ortega Asst. Vice President, on behalf of Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co., who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of such Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 9 day of March, 2006.

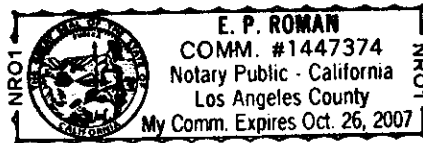
My Commission Expires: \_\_\_\_\_



[Handwritten Signature]  
Notary Public

Printed \_\_\_\_\_

Resident of \_\_\_\_\_ County.



This instrument was prepared by Candace L. Broady, Attorney at Law. Batties & Associates, 155 E. Market St., Suite 865, Indianapolis, IN 46204.

Send tax bills to: 3150 Mary Ann Lane, Duess, IN 46311

After recording return deed to: Title One 8310 Allison Pointe Blvd Indianapolis IN 46250.