

3

LAKE COUNTY
FILED FOR RECORD

2006 072100

2006 AUG 18 AM 9:12

RECORDER

Account No. 2922977

SPECIAL WARRANTY DEED

State of California

County of Orange

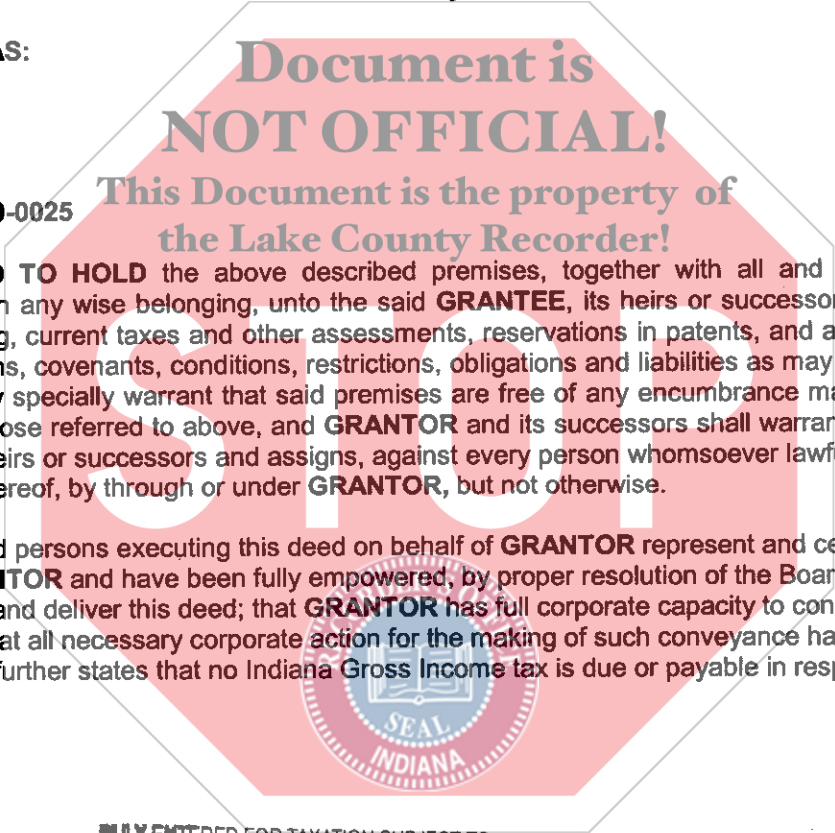
THIS INDENTURE WITNESSETH, Citimortgage, Inc. Successor by Merger to Citifinancial Mortgage Company, a corporation organized under the laws of the State of New York, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive Building 4, Suite 100, Coppell, Texas 75019-3831, for and in consideration of \$89,900.00, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents CONVEYS AND SPECIALLY WARRANTS unto Nicholas Munoz, herein, whether one or more, called "GRANTEE", who reside(s) in Porter County, Indiana, and whose mailing address is 2332 Superior St., Portage, IN 46368 all that certain real property situated in Lake County, Indiana, and more particularly described as follows:

Lot 23, except the south 5.92 feet thereof, in Joryville Addition to Hobart, as per plat thereof, recorded in Plat Book 3 page 87 in the office of the Recorder of Lake County, Indiana.

COMMONLY KNOWN AS:

809 Lincoln St.
Hobart, IN 46342

PARCEL ID: 27-18-0060-0025



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

015771

AUG 18 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

→ Kings title + closing

ck #12529
20-
AB

In Witness Whereof the said Citimortgage, Inc. Successor by Merger with Citifinancial Mortgage Company, has caused this deed to be executed by Vilma Solos, its Vice President and has a fixed his name and seal, 24 day of July, 2006.

Citimortgage, Inc. Successor by Merger with Citifinancial Mortgage Company by Vilma Solos their Power of Attorney

State of California
County of Orange SS:

Before me, the undersigned, a Notary Public in and for said County, and State, personally appeared Vilma Solos to me known to be such Vice President 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 24 day of July, 2006.

200605-436

My commission expires: 5-14-2010 (Seal)

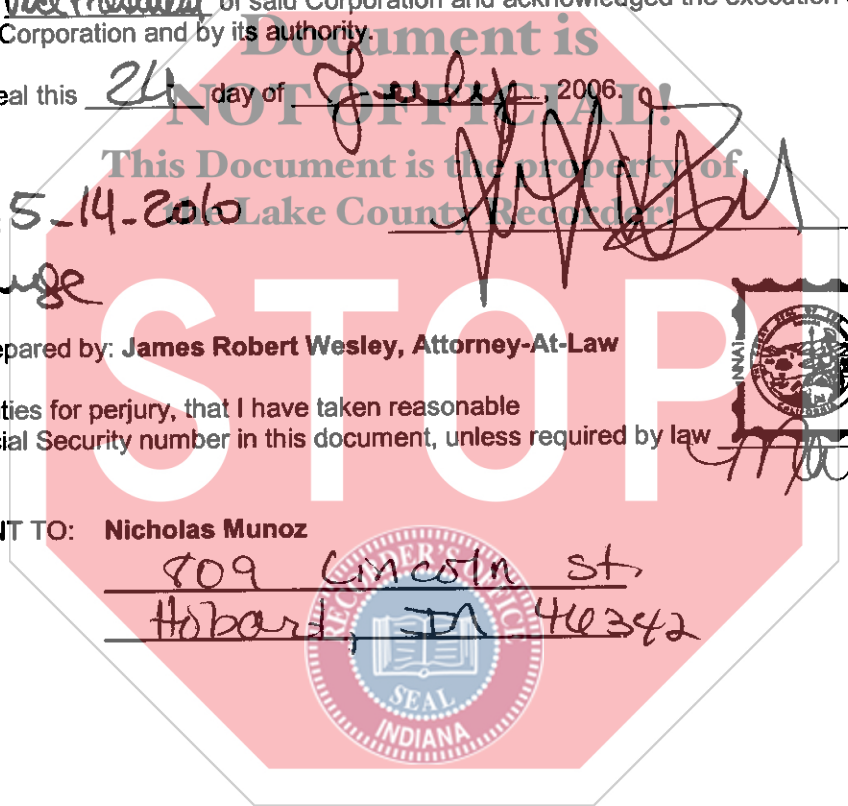
Resident of: Orange

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

LIEZL BARNUM
Commission # 1666746
Notary Public - California
Orange County
My Comm. Expires May 14, 2010

SEND TAX STATEMENT TO: Nicholas Munoz
809 Lincoln St
Hobart, IN 46342



State of New York
Department of State } ss:

I hereby certify, that Certificate of Merger, CITIFINANCIAL MORTGAGE COMPANY, INC., with and into CITIMORTGAGE, INC., was filed with this office 06/29/2006. The effective date of the merger was 07/01/2006.

A Certificate of Amendment BT INTERNATIONAL TRADING CORPORATION, changing CITIMORTGAGE, INC., was filed 05/04/2005.

WITNESS my hand and the official seal
of the Department of State at the City of
Albany, this 30th day of June two
thousand and six.

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!


Special Deputy Secretary of State

200607030325 08

I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
REDACT EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW

CERTIFIED TO BE A TRUE AND CORRECT COPY.
KINGS TITLE & CLOSING SERVICES





