

2006/082980

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 SEP 21 AM 9:50

MICHAEL A. BROWN  
RECORDER

"Mail Tax Statements"  
Oluseyi Ayangada

Parcel # 25-45-0168-0003  
2101 Hendon Way Valpo IN  
46385

**SPECIAL WARRANTY DEED**

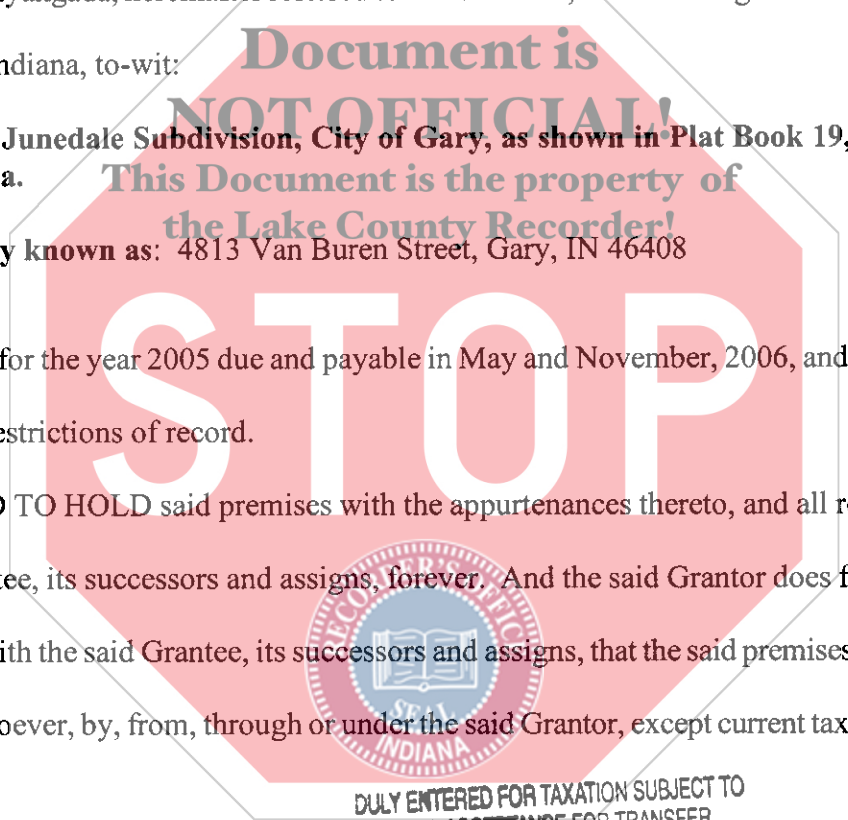
KNOW ALL MEN BY THESE PRESENTS: That Citifinancial Mortgage Company, Inc., fka Associates Home Equity Services, Inc., as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Oluseyi Ayangada, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

**Lot 3, Block 4, Junedale Subdivision, City of Gary, as shown in Plat Book 19, Page 3, Lake County, Indiana.**

**More commonly known as:** 4813 Van Buren Street, Gary, IN 46408

Subject to taxes for the year 2005 due and payable in May and November, 2006, and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors and assigns, forever. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 19 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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and payable in May and November, 2006 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and deliver this Deed; that the Grantor corporation 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.

IN WITNESS WHEREOF, the said Citifinancial Mortgage Company, Inc., fka Associates Home Equity Services, Inc., has caused this deed to be executed this 2<sup>nd</sup> day of August, 2006.

CITIFINANCIAL MORTGAGE COMPANY, INC. FKA  
ASSOCIATES HOME EQUITY SERVICES, INC. by  
KeyStone Asset Management, Inc. its attorney in fact

SIGNATURE

Angelo DeSantis  
Vice President



STATE OF PA )  
 ) SS:  
COUNTY OF )  
Montgomery

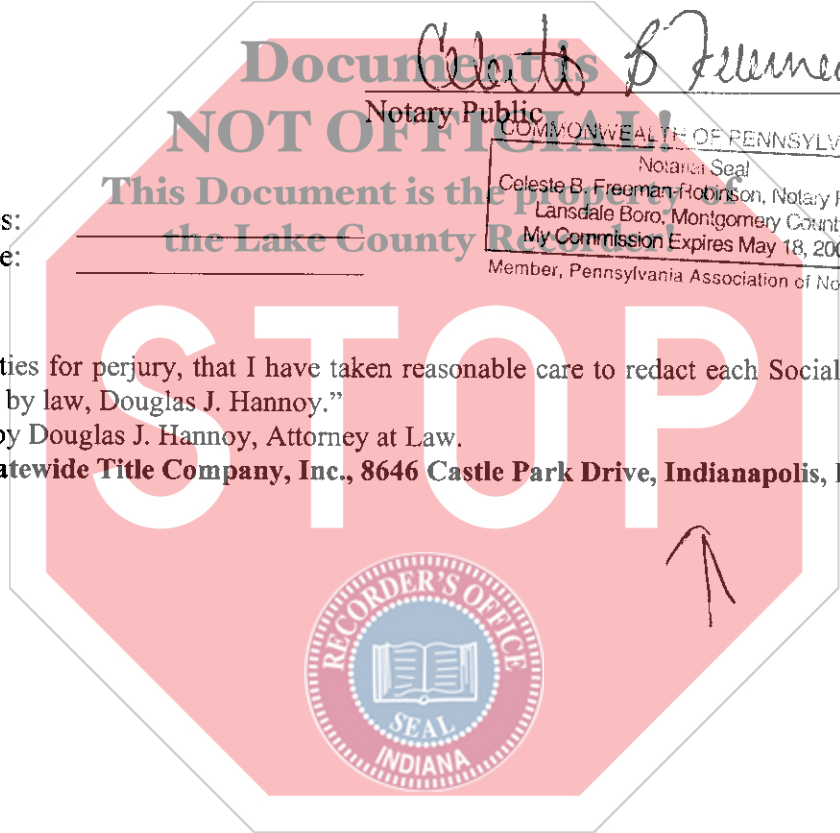
Before me, a Notary Public in and for said County and State, personally appeared Angelo DeSantis the Vice President Of Citifinancial Mortgage Company, Inc., fka Associates Home Equity Services, Inc., who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 3 day of August, 2006.

Celeste B. Freeman Robinson  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Celeste B. Freeman-Robinson, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires May 18, 2009  
Member, Pennsylvania Association of Notaries

My Commission Expires:  
My County of Residence:



"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, Douglas J. Hannoy."  
This instrument prepared by Douglas J. Hannoy, Attorney at Law.  
Return original deed to **Statewide Title Company, Inc., 8646 Castle Park Drive, Indianapolis, IN 46256.**  
(06008297)