

2006 093568

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 OCT 25 AM 10:24

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

MICHAEL A. BROWN
RECORDER

35731

THIS INDENTURE WITNESSETH that SOUTHWEST CAPITAL INVESTMENTS, LLC., AS ASSIGNEE OF BENEFICIAL INDIANA, INC. d/b/a BENEFICIAL MORTGAGE COMPANY ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to: KEVIN BROWN of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

THE SOUTH 0.56 FEET OF LOT 24, ALL OF LOT 25 AND LOT 26 EXCEPT THE SOUTH 0.58 FEET IN BLOCK 1 OF NEW KENSINGTON ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 976 STEVENSON, GARY, IN 46406

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2005 TAXES PAYABLE 2006, 2006 TAXES PAYABLE 2007, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12 day of October, 2006.

SOUTHWEST CAPITAL INVESTMENTS, LLC., AS ASSIGNEE OF BENEFICIAL INDIANA, INC., d/b/a BENEFICIAL MORTGAGE COMPANY

By: [Signature]
JOSEPH MASSARO, Managing Member

By: _____

STATE OF NEW YORK
COUNTY OF NASSAU SS:

Before me, a Notary Public in and for said County and State, personally appeared SOUTHWEST CAPITAL INVESTMENTS, LLC., AS ASSIGNEE OF BENEFICIAL INDIANA, INC., d/b/a BENEFICIAL MORTGAGE COMPANY by JOSEPH MASSARO and 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 12 day of OCTOBER, 2006

My commission expires: 10-2-10
Resident of NASSAU County
Public

Signature [Signature]
Printed _____

PAULA GAIAZZO
Notary Public - State of New York
NO. 0TCA6048895
Qualified in Nassau County
My Commission Expires 10-2-10

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No. 3022415
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: KEVIN BROWN
Send Tax Bills To: KEVIN BROWN

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.

[Signature]
Signature of Preparer

Name of Preparer

16-
EP
CM

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 24 2006

21862

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR