

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 170677

2006 DEC 18 AM 10:44

MICHAEL A. BROWN
RECORDER

Mail Tax Statements:

Innovative Properties Limited

Mailing Address: 10914 Woodmar Ave

Hammond IN 46323

Parcel #: 26-33-0159-0023

26-33-0159-0024

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal Home Loan Mortgage Corporation, 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 Innovative Properties Limited, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lots 24 and 25, except that part of Lot 25, more particularly described as:

Beginning at the Southeast corner of Lot 25; thence North 14 feet along the East line of Lot 25; thence West 97.50 feet on a line which is parallel to and 14 feet North of the South line of said Lot 25; thence Southwesterly 7.70 feet to a point 8 feet North of the South line of Lot 25 and 25 feet East of the West line of Lot 25; thence West 25 feet on a line which is parallel to and 8 feet North of the South line of said Lot 25 to the West line of Lot 25; thence South on said West line 8 feet; thence East along the South line of said Lot 25, 127.50 feet to the point of beginning, all in Block 10 in Franklin Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 4, page 16, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 6244 Jefferson Avenue, Hammond, IN 46324

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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 15 2006

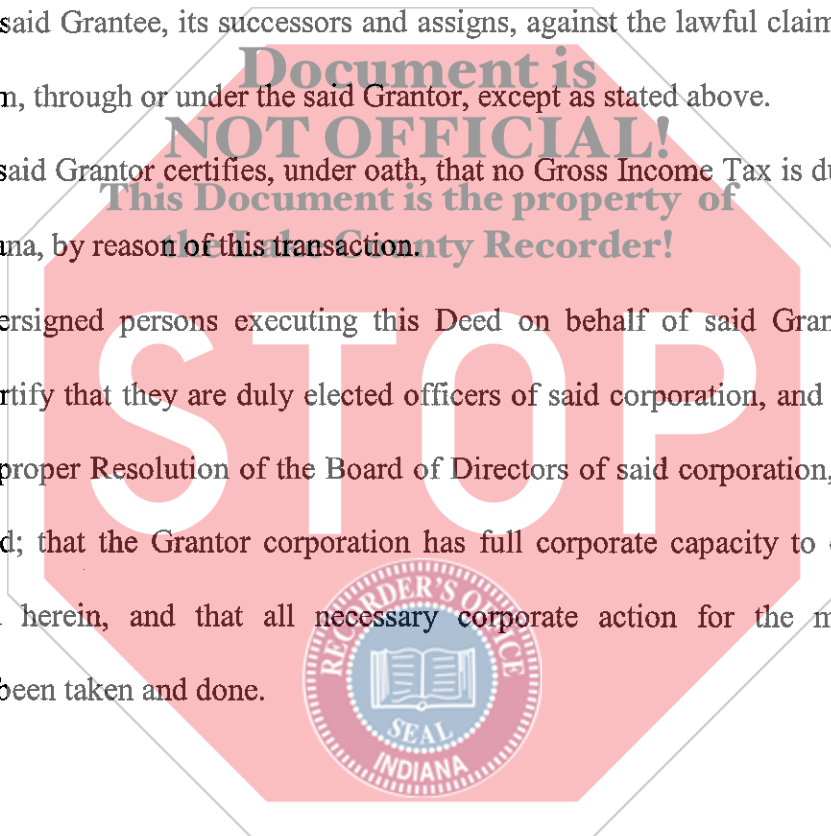
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

026982

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 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 Federal Home Loan Mortgage Corporation, has caused this deed to be executed this 30th day of November, 2006.

FEDERAL HOME LOAN MORTGAGE CORPORATION

[Handwritten Signature]

SIGNATURE

By Barry T. Barnes, Attorney for Feiwell & Hannoy, P.C. for Federal Home Loan Mortgage Corporation by POA recorded February 9, 2004 as Instrument No. 2004-011215

BARRY T. BARNES

PRINTED

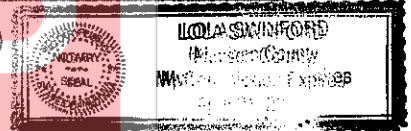
STATE OF INDIANA)
COUNTY OF Marion) SS

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes of Feiwell & Hannoy, P.C. as POA for Federal Home Loan Mortgage Corporation, 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 information.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 30th day of November, 2006.

[Handwritten Signature]
Notary Public

My Commission Expires: April 21, 2012
My County of Residence: Madison



This instrument prepared by Barry T. Barnes, 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.

[Handwritten Signature]
BARRY T. BARNES

Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (06005917)

