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\* "Property was acquired via foreclosure. All statements made are to the best of the seller's knowledge and based upon information provided by the title company."

2007 042264

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That HSBC Mortgage Services, Inc. ("Grantor"), grants, conveys, bargains and sells to James Destafano, of \_\_\_\_\_ County ("Grantee"), for the sum of One Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana.

Lot 14 in Block 18 in Jundale Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 19, page 3, in the office of the Recorder of Lake County, Indiana.

commonly known as: 4971 Jefferson St., Gary, IN 46408  
tax ID# 25-45-0182-0016

Subject to any and all easements 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 would be disclosed by an accurate survey and inspection of the real estate.

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

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed this 30th day of April, 2007.

GRANTOR: HSBC Mortgage Services, Inc.

BY: Dana M. Hoppus

PRINTED: Dana M. Hoppus

TITLE: Asst. Vice President

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 21 2007  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

SS:

Before me, a Notary Public for said County and State, personally appeared Dana M. Hoppus an adult, who did swear and affirm that the statements contained in this Asst. Vice President

006659

(2006-0200.PFD/2006-0200/30)

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MAY 11 2007  
MICHAEL R. ...

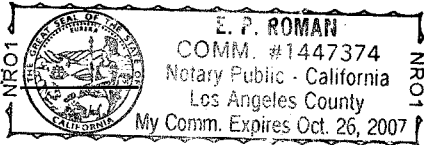
1900  
4814  
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N

**SPECIAL WARRANTY DEED**  
(Continued)

affidavit are true.

Witness my hand and Notarial seal this April 30, 2007



My Commission expires

Notary Public

County of Residence: Los Angeles

Printed

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

Send tax bills to: 801 E. 56th Ave., Merrillville, IN 46410

After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

