

2007 042923

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 MAY 25 AM 11:27

MICHAEL A. BROWN
RECORDER

*** "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."**

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That HSBC Bank, (USA) ("Grantor"), grants, conveys, bargains and sells to Industrial Park Offices, LLC, 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 11-2 in Eastview Terrace Unit No. 3, a Planned Unit Development in the Town of Lowell, as per plat thereof, recorded in Plat Book 63, page 44, in the Office of the Recorder of Lake County, Indiana.

**Commonly known as: 1674 Heritage Drive, Lowell, IN 46356
Tax ID# 17-04-0129-0036**

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 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 27th day of April, 2007.

GRANTOR: HSBC Bank, (USA)

BY:

Dana M. Hoppus

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

PRINTED:

Dana M. Hoppus

TITLE:

Asst. Vice President

MAY 24 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA *California*)

COUNTY OF LAKE *Los Angeles*)

SS: DIANA

Dana M. Hoppus
Asst. Vice President

Before me, a Notary Public for said County and State, personally appeared an adult, who did swear and affirm that the statements contained in this affidavit are true.

(2007-0167.PFD/2007-0167/19)

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 15 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

~~006374~~

18-2-07 006867

4732

AD-

REC Title
2002 E 62nd St, Indianapolis IN 46220

SPECIAL WARRANTY DEED
(Continued)

Witness my hand and Notarial seal this May 8, 2007

My Commission expires: February 25, 2009

Notary Public J. Gray

County of Residence: Lake Los Angeles

Printed J. Gray

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

