

3

SPECIAL WARRANTY DEED

CFMC#
ORDER# 3183629

P-446337-3^L
F-864671

810

Prepared by & Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

STATE OF INDIANA
COUNTY OF LAKE

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE WITNESSETH, THAT CITIMORTGAGE, INC. whose mailing address is 1111 NORTHPOINT DR., COPPELL, TX 75019, a corporation, organized and existing under the laws of the United States of America (herein referred to as Grantor) for and in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00), to it party or parties identified below as GRANTEE hereunder, by these presents CONVEYS AND SPECIALLY WARRANTS unto KERUSSO REAL ESTATE, whose mailing address is 2931 JEWETT AVENUE, HIGHLAND, IN 46322 (herein, whether one or more, referred to as Grantee), all that certain real property situated LAKE COUNTY, INDIANA STATE, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

**PROPERTY ADDRESS: 710 RALSTON ST
GARY, IN 46406**

tax # 25-47-0181-0003

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights an appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or successors and assigns forever, subject to, and excepting current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record AND GRANTOR does hereby specially warrant that said premises are free of any encumbrance made or suffered by said GRANTOR excepting those referred to above, and GRANTOR and its successors shall warrant and defend the same to said GRANTEE, its heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under GRANTOR, but no otherwise.

The undersigned persons executing this deed on behalf of GRANTOR represent and certify that they are duly elected officers of GRANTOR and have been fully empowered, by proper resolution of the Board of Directions of GRANTOR, to execute and deliver this deed; that GRANTOR has full corporate capacity to convey the real estate done. The undersigned further states that no Indiana Gross Income tax is due or payable in respect transfer made by this deed.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 31 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

007184

21-
1190432
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2007-04-17 10:44:770

STATE OF INDIANA
LAKE COUNTY
2007-04-17 10:44:770

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed this 7 day of December 2006.

CITIMORTGAGE, INC Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiFinancial Mortgage Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

By: [Signature]
Its: KIRSTEN GILCHRIST, VICE PRESIDENT

Witness: [Signature]
Jessica Ramirez

(AFFIX SEAL)
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or Agent

STATE OF CALIFORNIA

§

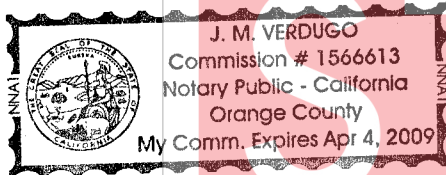
§ to wit:

COUNTY OF ORANGE

§

BEFORE ME, the undersigned authority, on this day personally appeared: KIRSTEN GILCHRIST, VICE PRESIDENT, Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiFinancial Mortgage Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of December, 2006.



[Signature]
Notary Public in and for the State of CALIFORNIA
My Commission Expires: APRIL 4, 2009

When recorded mail to:



Prepared by Nina Buccheri
TRANSCONTINENTAL TITLE CO
2605 ENTERPRISE ROAD EAST
CLEARWATER, FL 33759

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless require by law.

PREPARED BY:
NINA BUCCHERI

[Signature]
Nina Buccheri

EXHIBIT "A"

10-00864671

THE REAL ESTATE IN LAKE COUNTY, INDIANA:

**LOT THREE (3) AND THE SOUTH 10 FEET OF LOT TWO (2),
BLOCK EIGHT (8), VAN LIEW AND FUNKEY'S 1ST
SUBDIVISION, IN THE CITY OF GARY, AS HSOWN IN PLAT
BOOK 21, PAGE 10 IN LAKE COUNTY, INDIANA.**

**BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL
MORTGAGE ASSOCIATION BY DEED FROM ROGELIO ROY
DOMINQUEZ AS SHERIFF OF LAKE COUNTY, STATE OF INDIANA
RECORDED 09/06/2006 IN DEED BOOK 2006 PAGE 079155, IN
THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.**

