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2007 04 22 07

**SPECIAL WARRANTY DEED**

CFMC#  
ORDER# 3148024

12-412076-3<sup>2</sup>  
+ 856101

STATE OF INDIANA  
COUNTY OF LAKE

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE WITNESSETH, THAT **CITIFINANCIAL MORTGAGE COMPANY, INC.** whose mailing address **1111 NORTH POINT DRIVE 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 FIVE HUNDRED** and 00/100 Dollars (**\$20,500.00**), to it party or parties identified below as GRANTEE hereunder, by these presents CONVEYS AND SPECIALLY WARRANTS unto **KERUSSO REAL ESTATE, LLC**, whose mailing address is 1229 Garfield St Gary IN 46404 (herein, whether one or more, referred to as Grantee), all that certain real property situated **LAKE**, INDIANA STATE, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

19 # 25-43-0028-0008

**PROPERTY ADDRESS: 1229 GARFIELD ST GARY IN 46404**

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

007289

MAY 31 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

D.A.M.  
21.00  
1189977  
0.00

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed this 26 day of MARCH 2007.

CITIFINANCIAL MORTGAGE COMPANY, 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: \_\_\_\_\_  
Its: JESSICA RAMIREZ, VICE PRESIDENT

(AFFIX SEAL)

Witness: Lori Arima

Print Name: LORI ARIMA

Witness: Yadira Capacete

Print Name: YADIRA CAPACETE

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

§

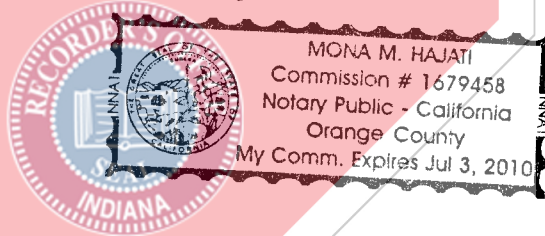
BEFORE ME, the undersigned authority, on this day personally appeared: JESSICA RAMIREZ, VICE PRESIDENT, Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiFinancial Mortgage Company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of MARCH, 2007.

Monia M. Hajati  
Notary Public in and for the State of CALIFORNIA  
My Commission Expires: JULY 3, 2010

**AFTER RECORDING, RETURN TO:**

Transcontinental Title Company  
4033 Tampa Road #101  
Oldsmar, Florida 34677  
Attn: Ray Hundley # \_\_\_\_\_



**PREPARED BY:**  
**ELIZABETH KENIG**  
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.

Scott Bruce

**EXHIBIT A**

THE FOLLOWING REAL ESTATE IN LAKE COUNTY IN THE STATE OF INDIANA, TO WIT:

LOT 8 IN BLOCK 3 IN FRANKEL'S SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED TO CITIFINANCIAL MORTGAGE COMPANY, INC. BY DEED FROM RECORDED 11/20/2006 IN DEED BOOK 2006 PAGE 102615, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

EXHIBIT "A"

10-00856101

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