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2007 049002

STATE OF INDIANA
LAKE COUNTY
PUBLIC RECORDS

2007 JUN 15 AM 10:02

MICHAEL A. PUGH
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Beneficial Indiana, Inc. dba Beneficial Mortgage Co. ("Grantor"), grants, conveys, bargains and sells to Beverly King, of Lake 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 38, Block 4, Hillcrest Heights Third Addition, Unit No. 3, in the City of Hobart, as shown in Plat Book 32, page 84, in Lake County, Indiana.

**commonly known as: 2937 Drexel Drive, Hobart, IN 46342
tax ID# 27-18-0276-0034**

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.

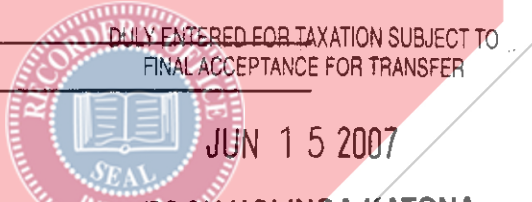
IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed this 5/18/07 date

GRANTOR: Beneficial Indiana, Inc. dba Beneficial Mortgage Co.

BY:

PRINTED: Barbara Reynolds

TITLE: Asst. Vice President



1900
5279
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

SS: PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

007942

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

SPECIAL WARRANTY DEED
(Continued)

affidavit are true.

Witness my hand and Notarial seal this 5/18/07
date

My Commission expires: _____

M. Ayala
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: 2937 Drexel Dr., Hobart, IN 46342

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

