

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 058470

2007 JUL 18 AM 9:49

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Mers, Inc. as nominee for Household Finance Corp III ("Grantor"), grants, conveys, bargains and sells to Nick Skopelja and Margery Skopelja, 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.

Unit 3-8 in Regency Park Townhomes Phase V, as per plat thereof, recorded in Plat Book 46 page 37, in the Office of the Recorder of Lake County, Indiana, and described as being a part of Phases A, C, I, J, K, L, M, N and P of Lot 1 of Old Airport Addition, as per plat thereof, recorded in Plat Book 38, page 99, more particularly described as follows: Commencing at the most southerly northwest corner of Parcel 2 in said Regency Park Townhomes Phase V; thence South 89 degrees 44 minutes 29 seconds East along a North line of said Parcel 2, 60.00 feet; thence South 00 degrees 15 minutes 31 seconds West along a West line of said Parcel 2, 20.00 feet; thence South 89 degrees 44 minutes 29 seconds East along a North line of said Parcel 2, 3.32 feet; thence South 00 degrees 15 minutes 31 seconds West, 8.83 feet, to the point of beginning; thence South 89 degrees 44 minutes 20 seconds East, 30.04 feet; thence South 00 degrees 15 minutes 31 seconds West, 45.00 feet; thence North 89 degrees 44 minutes 29 seconds West, 30.04 feet; thence North 00 degrees 15 minutes 31 seconds East, 45.00 feet, to the herein designated point of beginning.

Commonly known as: 501 E. 60th Drive, Merrillville, IN 46410
Tax ID# 08-15-0514-0019

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 13th day of June, 2007.

GRANTOR: Mers, Inc. as nominee for Household Finance Corp III

BY: *Dana M. Hoppus*

PRINTED: **Dana M. Hoppus**
Asst. Vice President

TITLE: _____

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

D.M. 18.00 # 5147

(2007-0148.pfd/2007-0148/33)

021728

SPECIAL WARRANTY DEED
(Continued)

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) SS:

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

Witness my hand and Notarial seal this 4/13/07

My Commission expires: 1/19/11

M. Ayala
Notary Public

County of Residence: Los Angeles

M. AYALA
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: 607 W. 100 N., Valparaiso, IN 46385

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



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Tracie Boles
(name printed, stamped or signed)