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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 094597

2007 NOV 30 PM 4:11

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That WASHINGTON MUTUAL BANK,
AS SUCCESSOR-IN-INTEREST TO LONG BEACH MORTGAGE COMPANY BY
OPERATION OF LAW (Grantor), CONVEYS AND SPECIALLY WARRANTS to
Guang Chen and Jing Qiu, joint tenants with right of survivorship (Grantee), for the sum
of One Hundred four thousand nine hundred dollars (\$104,900.00) and
other valuable consideration, the receipt of which is hereby acknowledged, the following
described real estate in Lake County, in the State of Indiana:

All that certain parcel of land situate in the County of Lake, State of Indiana, being
known and designated as follows:

Lots 18, 19, and 20 in Block 14, in Unit 4 of Woodmar, in the City of Hammond, as per
plat thereof, recorded in Plat Book 17, Page 22, in the office of the Recorder of Lake
County, Indiana.

Tax/Parcel ID: 26-36-0390-0018

Grantor certifies that there is no Gross Income Tax due the State of Indiana at this time in
respect to this conveyance.

Subject to real estate property taxes for 2006, due and payable in 2007, and subject to real
estate property taxes payable thereafter.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 7250 Baring Pkwy, Hammond, IN
46324. Grantee's post office mailing address is 7250 Baring Pkwy, Hammond, IN
46324. Tax bills should be sent to Grantee at such address unless otherwise indicated
below.

Grantor covenants that it is seized and possessed of said land and has a right to convey it.
Grantor makes no representations or warranties, of any kind or nature whatsoever,
whether expressed, implied, implied by law, or otherwise, concerning the condition of the
title of the property.

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
corporate resolution of Grantor, to execute and deliver this Deed; that Grantor has full
corporate capacity to convey the real estate described herein; and that all necessary
corporate action for the making of such conveyance has been taken and done.

IN WITNESS THEREOF, Grantor has caused this Deed to be executed this
20 day of November, 2007.

Service Link
→ 4000 Industrial Blvd
Alliquippa, PA 15001

53120

1800
DG
~~(Signature)~~
2-02

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 30 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

024000

