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2007 DEC -6 PM 3:41

MICHAEL A. BROWN  
RECORDER

FILE ENTERED FOR TAXATION SUBJECT TO  
SERIAL ACCEPTANCE FOR TRANSFER

DEC 06 2007

**SPECIAL WARRANTY DEED  
(INDIANA)**

DEBBY HOLINGA KATONA  
LAKE COUNTY AUDITOR

THE GRANTOR, **HSBC Bank USA**, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO Tire Swing, LLC of Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, STATE OF INDIANA, TO WIT:

Lot 30 in Cleveland Heights, as per plat thereof recorded July 6, 1950, in plat book 28, page 78, in the office of the recorder of Lake County, Indiana.

**COMMONLY KNOWN AS: 4156 Cleveland Street, Gary, Indiana**

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEE, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2006, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER.

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C12#  
23978 0012430  
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**"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."**

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS FIRST VICE-PRESIDENT ON THE 27<sup>th</sup> DAY OF NOV, 2007.

HSBC Bank USA,  
BY: \_\_\_\_\_

Printed Heidi Brodersen  
Assist. Vice President

Title \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF California

COUNTY OF San Diego

) SS: \_\_\_\_\_  
)

"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."

PREPARED BY: Beth Buckley

**Document is NOT OFFICIAL!**

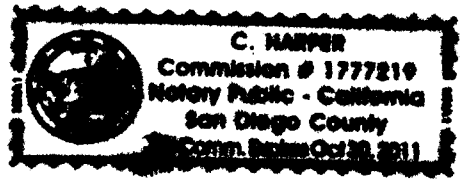
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Heidi Brodersen, Assist. Vice President OF, HSBC Bank USA, AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 27<sup>th</sup> DAY OF NOV, 2007.



My Commission Expires: 10/30/11 NOTARY PUBLIC-Signature

C. Harper  
NOTARY PUBLIC-Printed



PREPARED BY: Ronald J. Cole, Attorney at Law

MAIL FUTURE TAX BILLS TO: 4025 Hendricks St. Gary, In 46408

The Grantee's Mailing address: 4025 Hendricks St. Gary, In 46408

AFTER RECORDING RETURN TO: Ronald J. Cole, MERCER BELANGER, 111 Monument Circle, Suite 3400, Indianapolis, IN 46244



**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**INCUMBENCY CERTIFICATE**

I HEREBY CERTIFY that I am Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to sign legal documents such as deeds and affidavits on behalf of JPMorgan Chase Bank, N.A.

Carol Wilkinson  
Deborah Sarot  
Heidi Brodersen  
Richard Alexander  
Jenena Blackburn

Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President



Dated. January 8, 2007