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2007 098054

2007 DEC 14 AM 11:06

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That HSBC ("Grantor"), grants, conveys, bargains and sells to Cleotilde Munez, 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 35 AND THE NORTH 1/2 OF LOT 34, BLOCK 9, DOUGLAS PARK MANOR, CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 17, PAGE 26, LAKE COUNTY, INDIANA.

SUBJECT TO EASEMENTS, RESTRICTION AND COVENANTS OF RECORD, IF ANY.

**MORE COMMONLY KNOWN AS 3846 TORRENCE AVE, HAMMOND, IN 46237.
PARCEL #26-33-0022-0034**

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 11/16/07 *etc*

GRANTOR: HSBC
BY: *Dana M. Hoppus*
PRINTED: Dana M. Hoppus
TITLE: Asst. Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

SS:

Before me, a Notary Public for said County and State, personally appeared

(2007-0432.PFD/2007-0432/34)

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

25077

DEC 13 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

*180-
8483
R*

SPECIAL WARRANTY DEED
(Continued)

Dana M. Hoppus
Asst. Vice President an adult, who did swear and affirm that the statements contained in this affidavit are true.

Witness my hand and Notarial seal this 11/16/07
date

My Commission expires: _____


Notary Public

County of Residence: Los Angeles

Printed _____

This instrument was prepared by Candace L. Broady, Attorney at Law, 155 Market St. Ste 185, Indy, IN 46204, grantee's mailing address, 17136 Bernadine, Lansing, IL 60438
Send tax bills to: 17136 Bernadine, Lansing, IL 60438
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

Document is

STOP

PROPERTY OF
the Lake County Recorder!

MARY POPOFF
Commission # 1595541
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2009

RECORDER'S OFFICE

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.

Angela Hernandez
(name printed, stamped or signed)