

RETURN TO:

2007 099934

2007 DEC 21 10:14

Grantee's Address and Mail Tax Statements to:

6871 Prairie Run Avenue  
Portage, IN 46368

Property Address:  
4448 E. 13th Street  
Gary, IN 46403

Tax ID No. 001-25-41-0267-0026

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

Citifinancial Services, Inc.

**CONVEY(S) AND WARRANT(S) TO**

Julie A. Perry, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot Numbered 26 in Block 3 in Aetna Manor 2nd Subdivision, in the City of Gary as per plat thereof recorded Plat Book 28, page 39 in the Office of the Recorder of Lake County, Indiana.

Subject to taxes for the year 2007, due and payable in 2008, and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors 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 WHEREOF, the Grantor has executed this deed this 19 day of November, 2007.

Citifinancial Services, Inc.

By: Angelo DeSantis  
State of Pennsylvania Vice President Montgomery County ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Angelo DeSantis who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 19 day of November, 2007.

My Commission Expires: \_\_\_\_\_

Celeste B. Freeman-Robinson  
Signature of Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Celeste B. Freeman-Robinson, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires May 18, 2009

Member, Pennsylvania Association of Notaries

Printed Name of Notary Public

Notary Public County and State of Residence

This instrument was prepared by: Steven G. Lukemeyer, Attorney at Law  
11711 N. Pennsylvania Street, Suite 110, Carmel, IN, 46032-4559  
3772reo07 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.

[Name] \_\_\_\_\_

NOTE: The individual's name in affirmation statement may be typed or printed.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

3772reo07

DEC 21 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

025436

*date 10-00*