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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 100778

2007 DEC 27 PM 12: 14

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That HSBC Mortgage Services, Inc. ("Grantor"), grants, conveys, bargains and sells to Steven J. DePeder, 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 50 AND THE NORTH 15 FEET OF LOT 49, IN BLOCK 7, IN FIRST SUBDIVISION OF EAST GARY, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

MORE COMMONLY KNOWN AS: 2816 ELKHART, LAKE STATION, IN 46405.  
PARCEL #14-19-0054-0053 AND PARCEL #14-19-0054-0052

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 12/4/07  
DATE

GRANTOR: HSBC Mortgage Services, Inc.

BY: *Dana M. Hoppus*  
PRINTED: Dana M. Hoppus  
          Asst. Vice President  
TITLE: \_\_\_\_\_

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

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

(2007-0431.PFD/2007-0431/26)

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

24698

*18.00  
add 3.75  
9045.00  
24698.00*

**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 12/4/07  
DATE

My Commission expires: Oct. 27 2011

A. Kim  
Notary Public

County of Residence: Los Angeles

A. Kim  
Printed

This instrument was prepared by Candace L. Broady, Attorney at Law, 155 Market St, Ste 865, Indy, IN 46204,  
Grantees Address, 324 Maple Ave, Downers Grove, IL 60515  
Send tax bills to: 324 Maple Ave, Downers Grove, IL 60515  
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

