

LAKE COUNTY
RECORDERS OFFICE

2007 101428

2007 DEC 28 11:4:10

MICHAEL A. BROWN
RECORDER

"Mail Tax Statements"
GMAC Mortgage LLC
500 Enterprise Road, Suite 150
Horsham, PA 19044

2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Carlos Garza and August L Dedual, the "Grantors", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey to GMAC Mortgage LLC, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 25, EXCEPT THE NORTH 28 FEET THEREOF, ALL OF LOT 24 AND THE NORTH 1 FOOT OF LOT 23, IN BLOCK 7 IN ROXANA FIRST ADDITION TO THE TOWN OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as 7528 Alexander Avenue, Hammond, IN 46323.

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

And the said Grantors do for themselves, their heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantors, except current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record, and that the said Grantors will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

GMH/2783-3683.
Garza, Carlos & Dedual, August L.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2007

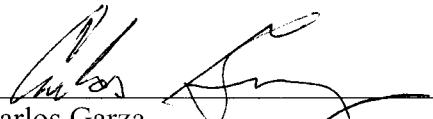
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

24931

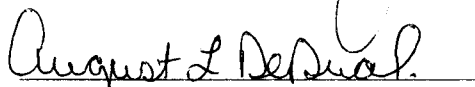
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And the said Grantors certify, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

IN WITNESS WHEREOF, the said Carlos Garza and August L Dedual, have caused this deed to be executed this 11 day of December, 2007.

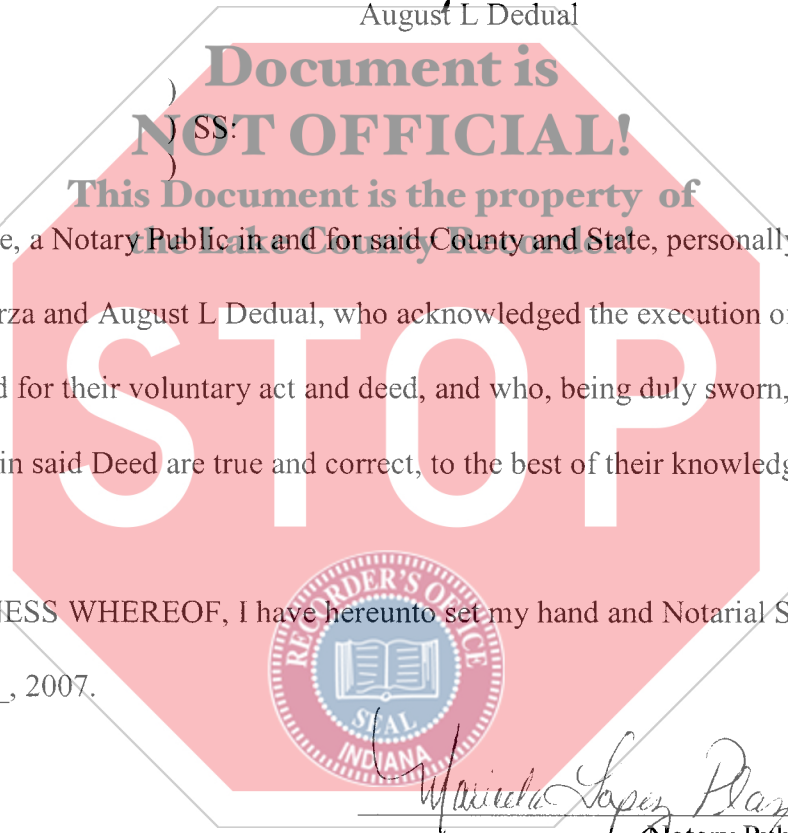


Carlos Garza



August L Dedual

STATE OF _____
COUNTY OF _____



Before me, a Notary Public in and for said County and State, personally appeared the above Carlos Garza and August L Dedual, who acknowledged the execution of the foregoing instrument as and for their voluntary act and deed, and who, being duly sworn, stated that the matters set forth in said Deed are true and correct, to the best of their knowledge, information and belief.


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11 day of December, 2007.



Notary Public

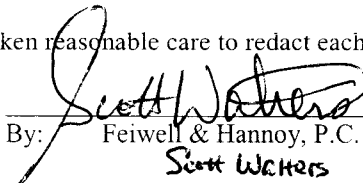
My Commission Expires:

My County of Residence _____



This instrument prepared by BRIAN P. HOWEY, Attorney at Law.

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.



By: Feiwel & Hannoy, P.C.
Scott Waters