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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 063309

2008 SEP -9 PM 2:07

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Company ("Grantor"), grants, conveys, bargains and sells to Aloysius Mitchell 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. **A.**

Lot 49 in Douglas Manor Addition, as per plat thereof, recorded in Plat Book 32, page 14, in the Office of the Recorder of Lake County, Indiana.

Subject to easements, covenants, building lines. conditions and assessments of record, if any.

More Commonly Known As: 4671 Woodbridge, Gary, IN 46408.

Parcel #01-39-0501-0049 now 45-08-31-202-014.000-001

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 6-3-08 DATE

GRANTOR: Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Company

BY: [Signature]

PRINTED: Dana M. Poppus

TITLE: Asst. Vice President



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER **013658**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SEP 08 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten notes:
✓ # 15190 1800
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SPECIAL WARRANTY DEED
(Continued)

Before me, a Notary Public for said County and State, personally appeared Tami Flores an adult, who did swear and affirm that the statements contained in this affidavit are true. West Vice President

Witness my hand and Notarial seal this 6-3-08
DATE

My Commission expires: DATE

Tami Flores
Notary Public

County of Residence: Los Angeles

TAMI FLORES
Printed

This instrument was prepared by Candace L. Broady, Attorney at Law, 155 Market St, Suite 865, Indpls, IN 46204, GRANTEE'S MAILING ADDRESS, 2453 Honolee St., Valparaiso, IN 46385
Send tax bills to: 2453 Honolee St., Valparaiso, IN 46385
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

Document
NOT OFFICIAL

This Document is the property of the Lake County Recorder!

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.

Anaela Herkender
(name printed, stamped or signed)

TAMI FLORES
Commission # 1503615
Notary Public - California
Los Angeles County
My Comm. Expires Jul 26, 2008

RECORDER'S OFFICE
SEAL
INDIANA