

2.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2008 063312

2008 SEP -9 PM 2: 08

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That HSBC Bank (USA) ("Grantor"), grants, conveys, bargains and sells to Cavender Properties, LLC, 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 2 in Block 1 in Beverly Sixth Addition, in the City of Hammond as per plat thereof, recorded in Plat Book 29 page 62, in the Office of the Recorder of Lake County, Indiana.**

**Subject to easements, agreements and restrictions of record.**

**More Commonly Known As: 1560 177th Street, Hammond, IN 46324.  
Parcel #26-32-0197-0002**

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.

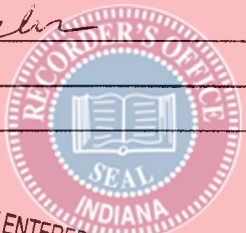
Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming, by through, or under Grantor, but against none other, which claims 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 8-11-08 DATE

GRANTOR: HSBC Bank (USA)  
BY: *Dana M Sacks*  
PRINTED: Dana M. Sacks  
TITLE: Asst. Vice President



STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
SS:  
SEP 08 2008  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

~~13657~~  
13657B  
(2008-0441.PFD/2008-0441/54)

*E*  
✓ # 2<sup>nd</sup> 10332  
18<sup>00</sup>  
BS

**SPECIAL WARRANTY DEED**  
(Continued)

Before me, a Notary Public for said County and State, personally appeared Dana M. Sacks an adult, who did swear and affirm that the statements contained in this deed are true. Asst. Vice President

Witness my hand and Notarial seal this 8-11-09  
DATE

My Commission expires: \_\_\_\_\_

[Signature]  
Notary Public  
Printed \_\_\_\_\_

County of Residence: Los Angeles

This instrument was prepared by Candace L. Broady, Attorney at Law, 155 Market St, Suite 865, Indpls, IN 46204, GRANTEE'S MAILING ADDRESS, 127 N Broad, Griffith, IN 46319  
Send tax bills to: 127 N Broad, Griffith, IN 46319  
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220  
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