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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2008 064474

2008 SEP 15 AM 8:48

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That HSBC Mortgage Services, Inc. ("Grantor"), grants, conveys, bargains and sells to Christopher L. Rhodes, 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 17, Parish Avenue Second Addition in the City of Hammond, as shown in Plat Book 28, Page 24, in Lake County Indiana.**

**Subject to easements, public rights-of-way and covenants of record.**

**More Commonly Known As: 7148 Carolina Avenue, Hammond, IN 46323.  
Parcel #26-35-0395-0017**

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.

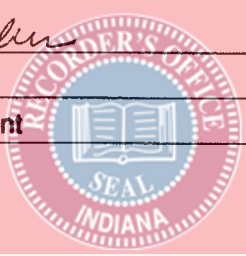
IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed this 8/7/08 DATE

GRANTOR: HSBC Mortgage Services, Inc.

BY: Dana M Sacks

PRINTED: Dana M. Sacks

TITLE: Asst. Vice President



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

SS:

(2008-0454.PFD/2008-0454/55)

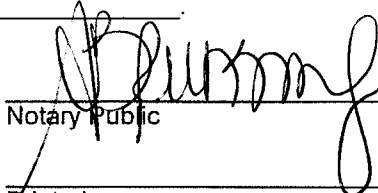
1800 16361  
20V PB

015021

**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 8/17/08

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

  
\_\_\_\_\_  
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, GRANTEES MAILING ADDRESS, 6319 Ohio Ave, Hammond, IN 46323  
Send tax bills to: 6319 Ohio Ave, Hammond, IN 46323  
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

Document is  
**NOT VALID!**  
This Document is the property of  
the Lake County Recorder!

A. BRUNSWIG  
Commission # 1564084  
Notary Public - California  
Los Angeles County  
My Comm. Expires Mar 25, 2009

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.

Angela Herbender  
(name printed, stamped or signed)

RECORDER'S OFFICE  
SEAL  
INDIANA