

2008 066894

## SPECIAL WARRANTY DEED 40

THIS INDENTURE WITNESSETH, that Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to SB Holdings, LLC, (hereafter referred to as "Grantee"), of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

See attached Exhibit "A" (hereafter "Real Estate").

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **1955 Massachusetts Street, Gary, Indiana 46407.** Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

This Deed is executed by Ottoney dated as Attorney in Fact for a large pursuant to a Power of Attorney dated as Instrument which said Power of Attorney remains unrevoked and of full force and effect as of late of execution hereof.  Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantce, his leirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above tescribed premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or escribed premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or another or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or another or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or another or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or under Grantor.  Grantor's warrants hereunder are limited to its own acts and deeds and those of persons claiming by, hrough and under Grantor, and not otherwise.  IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of August Company, as trustee and Custodian by: Saxon Mortgage Services, Inc., as its stitutories, and those of persons claiming by, its constitution of the company by the part of the stage of th	The undersigned person executing this deed on behalf of Grantor represents and certifies that they are
This Deed is executed by OFFICA  as Attorney in Fact for a pursuant to a Power of Attorney dated as Instrument which said Power of Attorney remains unrevoked and of full force and effect as of late of execution hereof.  Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his seirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above lescribed premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or menumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.  Grantor's warrants hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.  IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of form the properties. Inc., as its an adversary of the properties of the properties of the properties of the properties. Inc. (Iname) (itile)  Asst Vice-Pres (Company Americas formerly known as Bankers Trust Company, as Its trustee and Custodian by: Saxyin Mortgage Services, Inc., fix Meritech Mortgage Services, Inc., as its trustee and Custodian by: Saxyin Mortgage Services, Inc. (Italie)  Asst Vice-Pres (Company EGGY HOLINGA KATONA)  TATE OF Londa (Iname) (Italie)  Before me a Notary Public in and for said County and State, personally appeared (Italie)  Company) who acknowledged the execution of the foregoing Deel for an on behalf of said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this 2 day of the properties of t	duly authorized and fully empowered to execute and deliver this deed as the (title) of
which said Power of Attorney dated	NOTOPPICIAL
Author and Custodian by: Saxon Mortgage Services, Inc. 18/28 Meritech Mortgage Services, Inc., as its ttorney-in-fact  By:    Company Morty Of Service   Ser	
Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his eirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above escribed premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or neumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.  Grantor's warrants hereunder are limited to its own acts and deeds and those of persons claiming by, hrough and under Grantor, and not otherwise.  IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of Act of Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Frustee and Custodian by: Saxyn Mortgage Services, inc. fikia Meritech Mortgage Services, Inc., as its ttorney-in-fact  By:    Vice Pres	pursuant to a Power of Attorney dated, , , , as Instrument
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Grantor's warrants hereunder are limited to its own acts and deeds and those of persons claiming by, hrough and under Grantor, and not otherwise.  IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of August 1. 2000  Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as frustee and Custodian by: Saxyn Mortgage Services, Inc., fik/a Meritech Mortgage Services, Inc., as its stitorney-in-fact  By:  Ximena Wolf (name)  Asst Vice-Pres (Company)  EGGY HOLINGA KATONA  TATE OF Serviced (SS)  SS:  SS:  SS:  With Deleter To August 1 (100)  Before me a Notary Public in and for said County and State, personally appeared (110), and by acknowledged the secution of the foregoing Deed for an on behalf of Said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this 2 day of August 1 (100)  Notary Public (100)  Notary Public (100)  Printed Name  Notary Public (100)  Notary Public (100)  Notary Public (100)  Printed Name  Notary Public (100)  Notary Public (100)  Printed Name  Notary Public (100)  Notary Public (100)  Notary Public (100)  Printed Name  Notary Public (100)  Notary Publ	leirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above lescribed premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or
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By:    Company EGGY HOLINGA KATONA	
Asst Vice-Pres  (Company EGGY HOLINGA KATONA  TATE OF Flood (a)  (Company EGGY HOLINGA KATONA  MY COMMISSION # DO 813876  EXPIRES: Desember 12, 2012  Before me a Notary Public in and for said County and State, personally appeared  (title).  (Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this (a) day of Argust (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	
Asst Vice-Pres (Company EGGY HOLINGA KATONA  TATE OF Source )  Before me a Notary Public in and for said County and State, personally appeared (title),  Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this day of Notary Public Witness my hand and Notarial Seal this day of Notary Public No	(name) SEP 2008
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Before me a Notary Public in and for said County and State, personally appeared  (ittle),  Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this day of Notary Public  Vesiding in Brown County  Printed Name  This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana eturn deed and tax statements to SB Holdings, LLC,  Frankenberger, Indianapolis, Indiana  The printed Name of the personally appeared to the personally appeared to the personal printed Name of the personal pri	
X W W Wolf (name), A V (title), Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, aving been duly sworn, stated that any representations therein contained are true.  WITNESS my hand and Notarial Seal this day of Notary Public Notary Public Printed Name  his instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana eturn deed and tax statements to SB Holdings, LLC, grantees Mailing Address,	OUNTY OF DIVINIA )
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## Exhibit "A"

Conveying the property of: 1955 Massachusetts Street, Gary, Indiana 46407

Lot 34 and the South ½ of Lot 35 in Block 19 as marked and laid down on the recorded plat of Broadway Addition to Gary, in the City of Gary, the same appears in Plat Book 6, page 23, in the Office of the Recorder of Lake County, Indiana.

