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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2008 066900

2008 SEP 25 AM 9:42

MICHAEL A. BROWN  
RECORDER

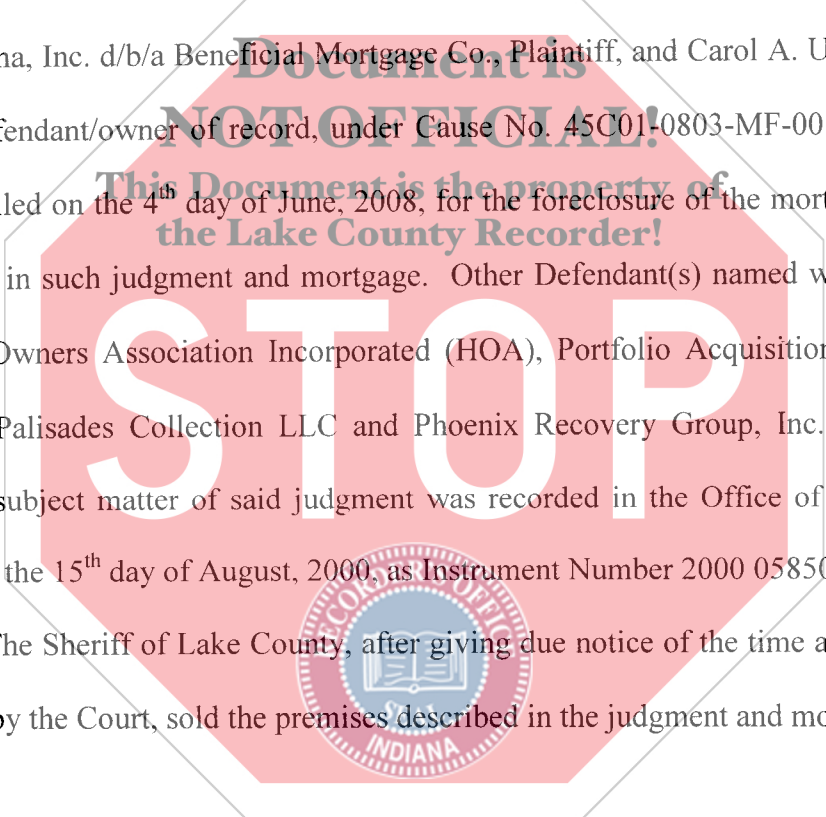
**SHERIFF'S DEED**

Deed made this 5<sup>th</sup> day of September, 2008, by Rogelio Dominguez, Sheriff of Lake County, State of Indiana, and Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co. of HSBC Mortgage Services, 961 Weigel Drive, Elmhurst, Illinois 60126-1058, herein referred to as Grantee.

**RECITALS**

1. In an action in the Circuit Court, County of Lake, State of Indiana, between Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co., Plaintiff, and Carol A. Urban a/k/a Carol Ann Urban, Defendant/owner of record, under Cause No. 45C01-0803-MF-00183, a judgment was made and filed on the 4<sup>th</sup> day of June, 2008, for the foreclosure of the mortgage on the real estate described in such judgment and mortgage. Other Defendant(s) named were: Oak Manor Condominium Owners Association Incorporated (HOA), Portfolio Acquisitions, LLC, LVNV Funding LLC, Palisades Collection LLC and Phoenix Recovery Group, Inc. The mortgage which was the subject matter of said judgment was recorded in the Office of the Recorder of Lake County on the 15<sup>th</sup> day of August, 2000, as Instrument Number 2000 058507.

2. The Sheriff of Lake County, after giving due notice of the time and place of such sale as ordered by the Court, sold the premises described in the judgment and mortgage at public



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2008

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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

✓ #2479  
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auction at the time and place in the manner ordered by the Court at which sale the premises were sold to the Grantee for the sum of Ninety-three Thousand Two Hundred Ninety-seven Dollars and Nineteen Cents (\$93,297.19), such being the highest sum bid for the same.

3. By virtue of the foregoing and in consideration of the purchase money, receipt of which is hereby acknowledged, Rogelio Dominguez, Sheriff of Lake County, in order to carry into effect the sale so made by him as aforesaid, in pursuance of a judgment of such Court and in conformity to the statute in such case made and provided, grants and conveys to Grantee, and its heirs and assigns forever, the following described real property situated in the County of Lake, State of Indiana, which is more particularly described as follows:

**SITUATED IN LAKE COUNTY, INDIANA**

**1856 BURGUNDY STREET, PHASE II, IN OAK MANOR CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS INDICATED IN A DECLARATION OF CONDOMINIUM RECORDED 5-8-74, AS DOCUMENT NO. 250487, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, AS AMENDED ON 2-4-75, AND RECORDED 2-20-75, DOCUMENT NO. 289219; TOGETHER WITH AN UNDIVIDED 1.36557% INTEREST IN AND TO THE COMMON AND LIMITED COMMON AREAS AND FACILITIES OF THE FIRST & SECOND INCREMENT AS DESCRIBED IN DECLARATION OF CONDOMINIUM (SAID PREMISES LYING WITHIN AND BEING A PART OF SW1/4 NW1/4 SEC. 15. TWP. 35 N. RANGE 9 W. OF 2ND P.M. IN TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.**

**Tax Identification Number(s): 20-13-0120-0086**

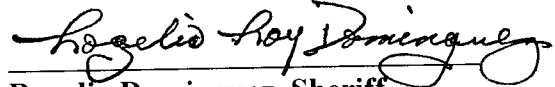
**More commonly known as: 1856 Burgundy St., Schererville, IN 46375**

together with all the appurtenances and improvements thereto and subject to all liens, easements and encumbrances of record.

To have and to hold all and singular the premises described above and hereby conveyed to Grantee, and its heirs and assigns forever.

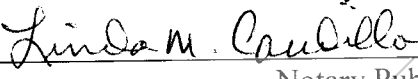
**IN WITNESS WHEREOF**, Rogelio Dominguez, Sheriff of Lake County, as aforesaid,

has hereto set his hand the day and year first above written.

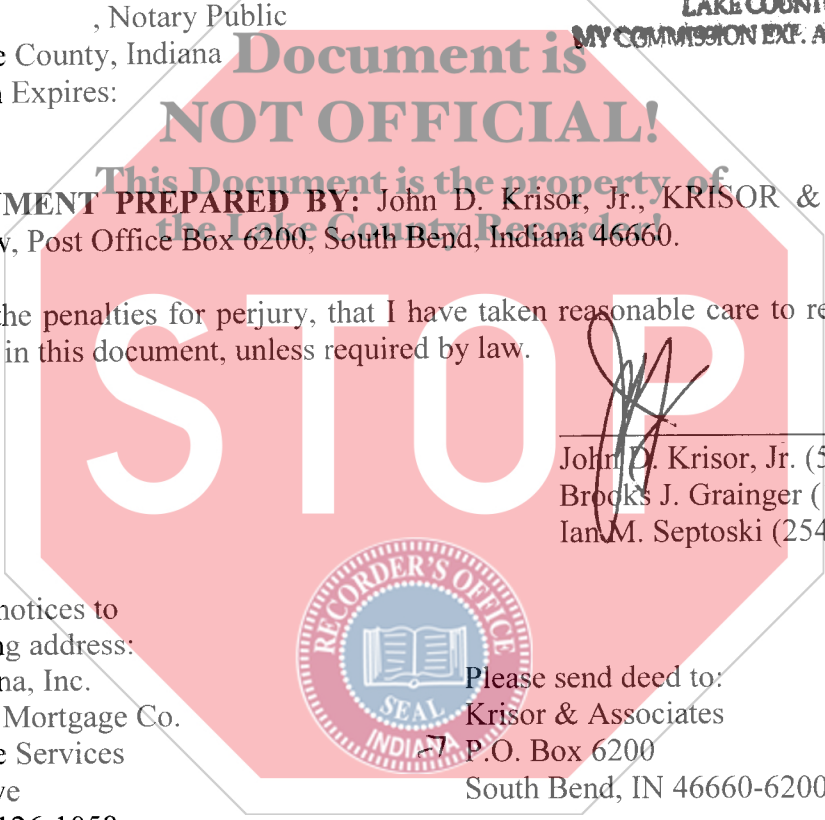
  
Rogelio Dominguez, Sheriff  
Lake County, Indiana

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF LAKE        )

Before me, a Notary Public in and for said County and State, personally appeared  
**Rogelio Dominguez, Sheriff of Lake County, Indiana**, and executed the foregoing *Sheriff's*  
*Deed* on the 5<sup>th</sup> day of September, 2008.


  
\_\_\_\_\_, Notary Public  
Residing in Lake County, Indiana  
My Commission Expires:

LINDA MARIE CAUDILLO  
NOTARY PUBLIC STATE OF INDIANA  
LAKE COUNTY  
MY COMMISSION EXP. AUG. 17, 2009



**THIS INSTRUMENT PREPARED BY:** John D. Krisor, Jr., KRISOR & ASSOCIATES,  
Attorneys at Law, Post Office Box 6200, South Bend, Indiana 46660.

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.

  
\_\_\_\_\_  
John D. Krisor, Jr. (5355-71)  
Brooks J. Grainger (19362-71)  
Ian M. Septoski (25450-64)

Please send tax notices to  
Grantee's mailing address:  
Beneficial Indiana, Inc.  
d/b/a Beneficial Mortgage Co.  
HSBC Mortgage Services  
961 Weigel Drive  
Elmhurst, IL 60126-1058

Please send deed to:  
Krisor & Associates  
P.O. Box 6200  
South Bend, IN 46660-6200