

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 066942

2008 SEP 25 AM 10:01

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That HSBC Mortgage Services, Inc. ("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 50 and 51 in Block 7, as marked and laid down on the recorded plat of Madison Terrace, a subdivision of the North East Quarter of the North East Quarter Section 12, Township 36 North, Range 10 West of the Second Principal Meridian in the City of Hammond, Lake County, Indiana, recorded in Plat Book 15 page 8.

Subject to all covenants, easements, restrictions and all applicable building codes and zoning ordinances.

**More Commonly Known As: 6615 Madison Avenue, Hammond, IN 46324.
Parcel #26-35-0007-0025**

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.

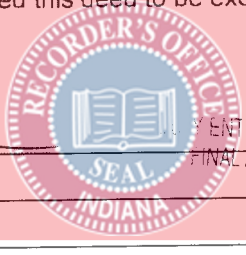
IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed this 8-21-08 date

GRANTOR: HSBC Mortgage Services, Inc.

BY: Dana M. Sacks

PRINTED: Dana M. Sacks

TITLE: Asst. Vice President



ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 23 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

*ddlm
18.00
16503
D.V. 1.00*

STATE OF CALIFORNIA))

SS:

015831

(2008-0546.PFD/2008-0546/41)

SPECIAL WARRANTY DEED

(Continued)

COUNTY OF LOS ANGELES)

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 8-7-08 date

My Commission expires: _____

[Signature]
Notary Public

County of Residence: Los Angeles

Printed _____


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

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

STOP

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.

Cynthia Herkender
(name printed, stamped or signed)



LAKE COUNTY RECORDER
Candace L. Broady
Notary Public
No. 527301
Commission Expires 12/31/2010