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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 023871

2009 APR 15 AM 9:04

MICHAEL A. BROWN
RECORDER

INDIANA SPECIAL / LIMITED WARRANTY DEED

PHH Mortgage Corporation ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Donald L. Coker ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 2457 Wells St, Lake Station, Indiana 46405 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 14-20-0084-0040

45-09-16-283-017.000-021 45-09-16-283-016.000-021

Legal Description: Lots 38, 39 and 40 in Block 12 in Park Ridge Addition to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 12 page 27, in the Office of the Recorder of Lake County, Indiana, except that part of Lot 38 described as follows: Commencing at the Southeast corner of said Lot 38, thence North along the East line of Lot 38, a distance of 23.21 feet; thence Southwesterly at an angle 79 degrees 45 minutes with the East line of said Lot 38 a distance of 42.28 feet; thence Southwesterly 24.2 feet to a point on the South line of said Lot 38 which is 61.1 feet West of the Southeast corner of said Lot 38; thence East along the South line of said Lot 38, a distance of 61.1 feet to the place of beginning.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Sheriff's Deed to PHH Mortgage Corporation by Deed recorded in Book _____, Page _____ of the Lake County, Indiana Records.

/ Doc # 2008 085090

Property Address: 2457 Wells St, Lake Station, Indiana 46405

Mail tax bills to:

The Grantee's Tax Mailing/Physical Address is: ~~2457 Wells St, Lake Station, Indiana 46405~~
6090 Lexington Ave., Portage, IN 46368

Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

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DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 13 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

TICOR TITLE

002680

2457 Wells St, Lake Station, Indiana, 46405

920085834

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:
March 6, 20 09.

PHH Mortgage Corporation, Grantor, by its Attorney in Fact, Coldwell Banker Residential Real Estate, Inc., pursuant to a Limited Power of Attorney,, recorded as Document No. 2009 023870

By: Ximena Wolf

Its: **Ximena Wolf**
Asst Vice-Pres

State of FL County of Broward, ss:

Be it remembered, that on this 6 day of March, 20 09, before me, the subscriber, a Notary Public in and for said County and State, personally came PHH Mortgage Corporation, Grantor, by its Attorney in Fact Coldwell Banker Residential Real Estate, Inc., by and through Ximena Wolf, its Asst Vice-Pres, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



Holly Hokenstrom
Notary Public
Notary's Resident County Broward

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

Karen Kane
KAREN KANE

This instrument prepared by:
Ximena Wolf, Asst. Vice Pres.

Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
St. Louis, MO 63105

