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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 025057

2009 APR 20 PM 12:46

MICHAEL A. BROWN
SPECIAL WARRANTY DEED RECORDER

THIS INDENTURE WITNESSETH, That Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co. of HSBC Mortgage Services ("Grantor"), grants, conveys, bargains and sells to Kristina Tomic, 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.

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 SW¼ NW¼ SEC. 15. TWP. 35 N. RANGE 9 W. OF 2ND P.M. IN TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND RESTRICTIONS OF RECORD.

**MORE COMMONLY KNOWN AS: 1856 BURGUNDY STREET, SCHERERVILLE, IN 46375
PARCEL #45-11-15-151-055.000-036**

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 2/16/09 date

GRANTOR: Beneficial Indiana, Inc. d/b/a Beneficial Mortgage Co. of HSBC Mortgage Services

BY: [Signature]
PRINTED: Maria S. Ortega
TITLE: _____

002883

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2009
2 30 17
BM

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

(2008-0790.PFD/2008-0790/86)

APR 17 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Rec Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

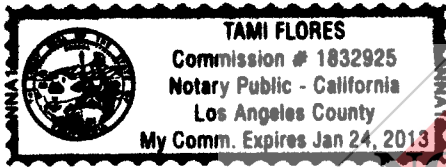
State of California

County of Los Angeles

On 7/16/09 before me, Tami Flores, Notary
Date Here Insert Name and Title of the Officer

personally appeared Maria J. Ortega
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tami Flores Signature of Notary Public

Place Notary Seal Above

STOP
 This Document is the property of the Lake County Recorder!
 OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

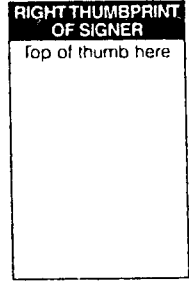
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|---|---|
| <input type="checkbox"/> Individual
<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> Individual
<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ |
|---|---|

Signer Is Representing: _____ Signer Is Representing: _____



SPECIAL WARRANTY DEED
(Continued)

STATE OF CALIFORNIA)
) SS:
COUNTY OF LOS ANGELES)

Before me, a Notary Public for said County and State, personally appeared _____ an adult, who did swear and affirm that the statements contained in this deed are true.

Witness my hand and Notarial seal this _____ date _____

My Commission expires: _____

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, GRANTEE'S MAILING ADDRESS: ~~1856 Burgundy Street Schererville IN 46375~~
Send tax bills to: ~~1856 Burgundy Street Schererville IN 46375~~
After recording return deed to: REO Title Services, 2002 E. 62nd St., Indianapolis, IN 46220

