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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 026609

2009 APR 24 PM 1:10

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED
(Parcel No. 45-08-05-405-015.000-004)

THIS INDENTURE WITNESSETH, That Beal Bank SSB ("Grantor") CONVEYS AND WARRANTS to Cavender Properties, L.L.C., an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Lot 18 in Block 8 in Gary Land company's Fifth Subdivision in the City of Gary, as per plat thereof record 3d May 31, 1972 in Plat Book 15, Page 3 and 1/2, in the Office of the Recorder of Lake County, Indiana.

The address of such real estate is commonly known as 568 Taft Street, Gary, Indiana 46404.

Subject to any and all easements, agreements, restrictions 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 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/she has been fully empowered, by proper action of the governing body of Grantor, 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 23 2009
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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8740220742

PB

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IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of March, 2009.

GRANTOR: Beal Bank SSB

By: [Signature]

Printed: _____

Title: Kent Twitchell
its Authorized Signatory

STATE OF Texas) This Document is the property of
COUNTY OF Collin) the SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Kent Twitchell, a duly authorized representative of Grantor, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25 day of March, 2009.

My Commission Expires: 3/2/11

Jennifer Carol Moore
Notary Public
Printed
Resident of Collin County



This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Send tax bills to: ~~568 Taft Street, Gary, Indiana 46404.~~

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127 N. Bizack St
Griffith IN 46031