

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 033085

2009 MAY 18 AM 10:27

MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED INVESTORS TITLECORP
File # 27101530Y 8910 PURDUE ROAD, SUITE 150
Order 3437957; Ref. 200049310 INDIANAPOLIS, IN 46268-1175 ←

THIS INDENTURE WITNESSETH, That **PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage** (Grantor), CONVEYS AND SPECIALLY WARRANTS to Patricia Mota, an individual, (Grantee), for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time with respect to this conveyance.

Subject to real estate property taxes for 2008 due and payable in 2009, and subject to real estate property taxes payable thereafter.

Taxing Unit: Hammond; Parcel Number 45-03-07-481-038.000-023

Subject to any and all easements, agreements and restrictions of record.

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certifies/certify that she/he/they is/are (a) duly elected managing member/officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

2426 White Oak Avenue, Whiting, Indiana 46394 (Special Warranty Deed)

Investors Titlecorp, 8910 Purdue Rd. #150, Indianapolis, IN 46268



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 15 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR E

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57687
Rm

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Exhibit "A"

Lots 57 and 58 in Block 4 in South Park Subdivision, in the City of Hammond, as per plat thereof, recorded in Plat Book 11, page 18, in the Office of the Recorder of Lake County, Indiana.

2426 White Oak Avenue, Whiting, Indiana 46394 (Special Warranty Deed)



IN WITNESS WHEREOF, Grantor has executed this Deed this 24 day of April, 2009.

Grantor:

PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage by First American REO Servicing as the Attorney in Fact

By _____	By _____
Signature _____	Signature <u>[Signature]</u>
Title _____	Title <u>First American REO Servicing Attorney-In-Fact</u>
By _____	By _____
Printed _____	Printed <u>Doris Shindelar</u>
Title _____	Title _____

STATE OF * Colorado)
COUNTY OF * Denver) SS: POA Inst # 2006052339

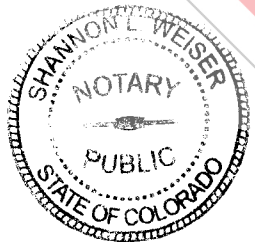
Before me, a Notary Public in and for said County and State of Colorado, the grantor and Doris Shindelar, respectively, for and on behalf of, PHH Mortgage by First American REO Servicing as the Attorney in Fact, who acknowledged the execution of the foregoing Deed, and who, having stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of April

My Commission Expires: 03/03/2010

Signature [Signature]
Printed Shannon L Weiser
Notary Public

Residing in Denver County, State of Colorado
2426 White Oak Avenue, Whiting, Indiana 46394 (Special Warranty Deed)



My Commission Expires 03/03/2010



Return deed to: **Investors Titlecorp, 8910 Purdue Rd, Indianapolis, IN 46268**

The address of such real estate is commonly known as 2426 White Oak Avenue, Whiting, Indiana 46394

Grantees' Post office mailing address is (NO PO BOXES):

1053 Summertime Court, Dyer In 46311

Tax bills should be sent to

1053 Summertime Court, Dyer In 46311

Prepared by Donald L. Centers, Attorney-at-Law. Attorney No. 15016-49, 9001 Wesleyan Road, Suite 200, Indianapolis, Indiana 46268/(317) 833-0179.

"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". Jason Harlow

2426 White Oak Avenue, Whiting, Indiana 46394 (Special Warranty Deed)

