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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Wachovia Bank, N.A., ("Grantor"), grants, conveys, bargains and sells to Natalia Deluna-Avila ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

2009 049372

Lot 10 in Old Mill manor, as per plat thereof, recorded in Plat Book 45, Page 66, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 8703 Windy Hill Court, Hobart, IN 46342

Parcel ID: 08-15-0651-0010

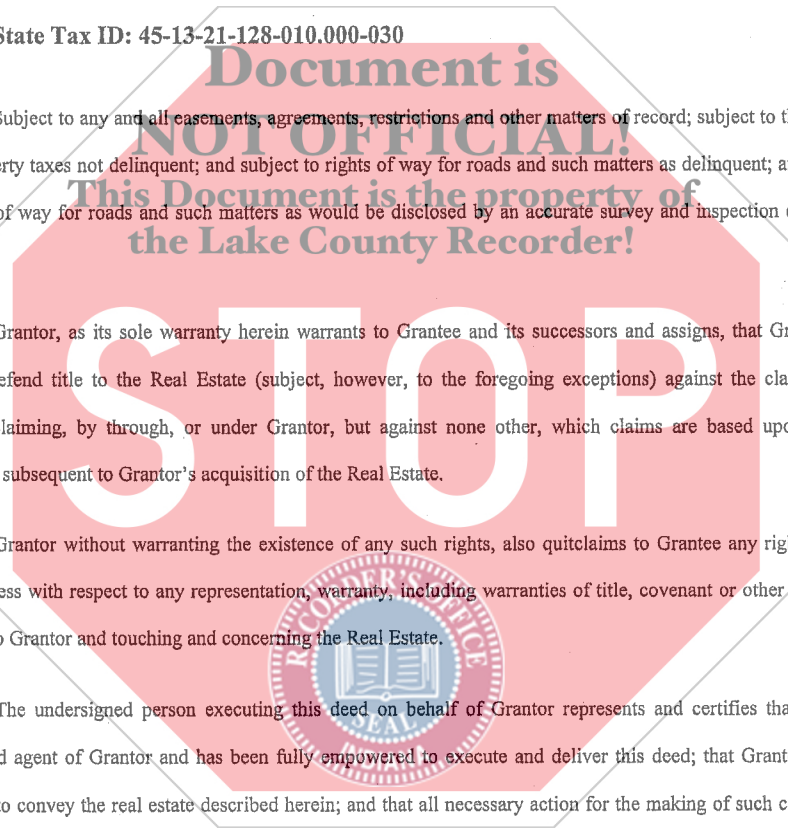
State Tax ID: 45-13-21-128-010.000-030

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the 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.



MICHAEL A. BROWN
RECORDER

2009 JUL 16 AM 11:17

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 15 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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AB

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 20 day of April, 2009

GRANTOR Wachovia Bank, N.A., by JP Morgan Chase Bank, National Association, its duly

Authorized Attorney in Fact

BY: [Signature]

PRINTED: James M. Dolan

TITLE: Assistant Vice President

STATE OF TEXAS)

)SS:

COUNTY OF Dallas)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared James M. Dolan, on behalf of Wachovia Bank, N.A., by JP Morgan Chase Bank, National Association, its duly Authorized Attorney in Fact, of Dallas County, in the State of TEXAS, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of such Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 20 day of April, 2009.

My Commission Expires: [Signature]
Notary Public

Resident of Dallas County. 

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.

[Signature] Melody Skices

This instrument was prepared by Candace L. Broady, Attorney at Law, Batties & Associates, 155 E. Market St., Suite 865, Indianapolis, IN 46204.

Send tax bills to grantee at the following address (Grantee's Mailing Address):
8703 Windy Hill Ct, Hobart IN 46342

After recording, return deed to: Title One, 8310 Allison Pointe Blvd, Ste 101, Indianapolis, IN 46250.

File Number: 2007-7917

