

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, HSBC Mortgage Services, Inc. conveys, bargains and sells to Cavender Properties LLC of Lake County ("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

Lot Six (6) Block One (1) as marked and laid down on the recorded Plat of J.R. Brant's Forty-Fifth Avenue Gardens, a subdivision of part of the Southwest Quarter of Section Twenty-Five (25), Township Thirty-six (36) North, Range Nine (9) West of the Second Principal Meridian, in Lake County, Indiana, as the same appears of record in Plat Book 21, page 19, in the Recorder's Office of Lake County, Indiana.

Subject to easements, rights-of-way, roadways, highways, building set back lines, covenants and restrictions of record.

More Commonly Known As: 5706 West 43rd Avenue, Gary, IN 46408.

Parcel #45-07-25-329-016.000-001

Duplicate #01-39-0097-0006

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 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 warrants 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.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 08 2009

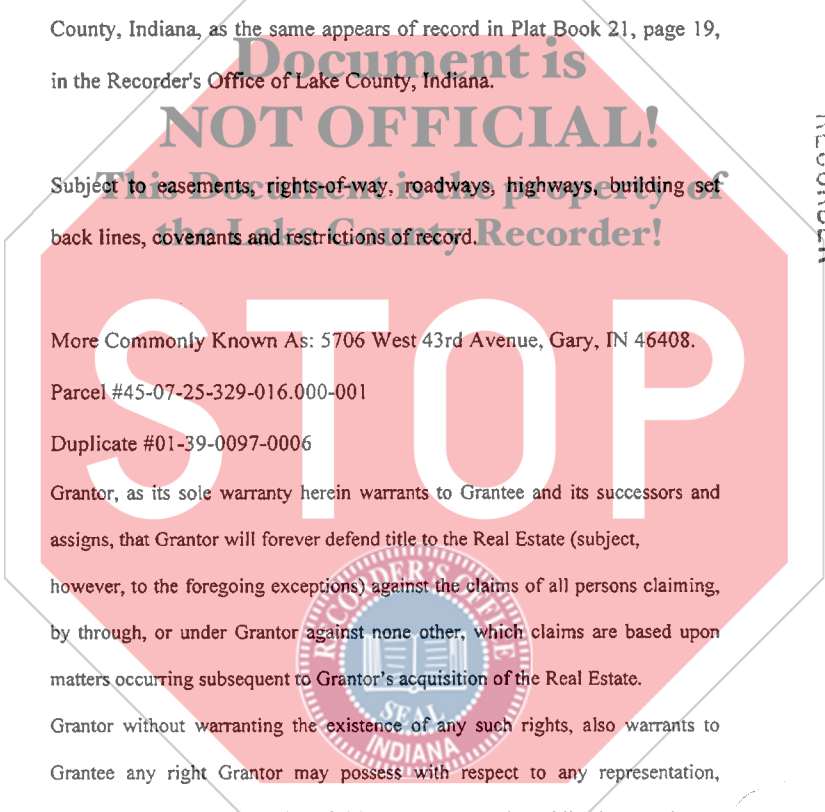
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2009 061792

2009 SEP -9 AM 9:41

MICHAEL A. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



#18
CK# 24971 2009
CA

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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.

Grantor conveys and warrants this transfer is not subject to Indiana Gross income tax.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30 day of July, 2009

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

SIGNATURE: [Signature]
TITLE: Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA)

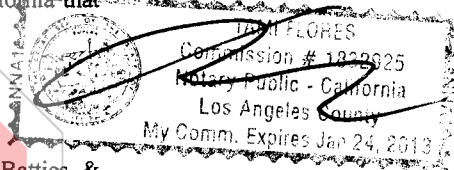
COUNTY OF Los Angeles)SS:
On 7-30 2009 before me, Tami Flores, personally
appeared Maria I. Ortega

Who proved to me on the basis of satisfactory evidence to be the person 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 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 [Signature] (Seal)



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: 127 N. Broad St. Griffith, IN 46319

After recording, return deed to: REO Title Services 2002 E 62nd St., Indianapolis, IN 46220.

Grantee's Mailing address: 127 N. Broad St. Griffith, IN 46319

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]
(name printed, stamped or signed)

