

\$7

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 065731

2009 SEP 28 AM 10:27

MICHAEL A. BROWN  
RECORDER

After Recording Send To:

FEDERATED LAND TITLE AGENCY  
BLUE ASH OFFICE CENTER  
10250 ALLIANCE DRIVE, SUITE 125  
CINCINNATI, OHIO 45242

RED 1990

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:

45-07-04-479-024.000-023

SPECIAL WARRANTY DEED

Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1; hereinafter Grantor, for valuable consideration paid, grant, with special warranty covenants, to Philip F. Brewer and Graciela Brewer; hereafter Grantee, whose tax-mailing address is: 3135 163rd Place, Hammond, IN 46323, the following real property:

The land referred to herein is situated in the State of Indiana, County of Lake, described as follows:

LOT 9 IN BLOCK 20 AND THE WEST 1/2 OF VACATED ALLEY LYING EAST AND ADJACENT TO SAID LOT IN TURNER-MEYN PARK, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3135 163RD PLACE, HAMMOND, INDIANA 46322  
Parcel ID #: 45-07-04-479-024.000-023

The real property described above is conveyed subject to and excepted from the special warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

✓ # 16504  
15958  
1800  
83

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

016697

Grantor(s) and any other person claiming under Grantor(s) shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

Prior instrument reference: Inst. No.: 2009-045328

Executed by the undersigned this 15 day of July, 2009.

Se Aunte Watson

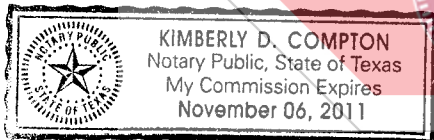
Wells Fargo Bank, National Association, as  
Trustee for Morgan Stanley Capital I Inc. Trust  
2004-OP1 Mortgage Pass-Through Certificates,  
Series 2004-OP1

POA Recorded at  
#2008-073615

By: Attorney in Fact, American Home Mortgage  
Servicing, Inc. Se Aunte Watson, Assistant Secretary

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 15 day of July, 2009 by Se Aunte Watson the Assistant Secretary of American Home Mortgage Servicing, Inc., Attorney in Fact for Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1; is personally known to me or has produced \_\_\_\_\_ as identification and, furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Kimberly D. Compton  
Notary Public

Grantees name and address:

**Philip F. Brewer and Graciela Brewer**  
3135 163<sup>rd</sup> Pl.  
Hammond, IN 46323

**SEND TAX STATEMENT TO GRANTEE**

This instrument prepared by:

Federated Land Title Agency, LLC, Jeff Ulsh, 10250 Alliance Rd, Suite 125, Cincinnati, OH 45242