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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**This document prepared by:**

Doug Furra  
Stewardship Fund, LP  
5400 West Plano Parkway  
Suite 200  
Plano, TX 75093  
972-267-9600

2009 081736

2009 DEC 10 AM 8:48

MICHAEL A. BROWN  
RECORDER

**After recorded return to:**

Stewardship Fund, LP  
5400 West Plano Parkway  
Suite 200  
Plano, TX 75093

**WARRANTY DEED  
(DEED IN LIEU OF FORECLOSURE)**

For Valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, **Perry Franklin**, hereafter referred to as Grantors, do hereby convey with general warranty covenants unto **STEWARDSHIP FUND, LP**, a Texas Limited Partnership, hereinafter referred to as Grantee, all of Grantor's right, title, and interest in and to that certain tract or parcel of land commonly known as **2346 Sherman Street, Gary**, and situated in the County of **Lake**, State of **Indiana**, described as follows, "the "Premises": **SEE ATTACHED EXHIBIT "A"**

**PERMANENT PARCEL ID#: 45-07-14-253-017.000-003**

THIS DEED IS AN ABSOLUTE conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance or security of any kind. This deed is executed in lieu of foreclosure on the default existing on the **Mortgage dated June 6, 2006**, by **Perry Franklin**, in the principal sum of **Sixty Five Thousand Dollars (\$65,000.00)** which mortgage is on file and of record as **Instrument # 2006048979** of the public records of **Lake County, Indiana**.

Subject to and together with all easements, restrictions and legal highways, if any of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 07 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

017794

\$20

OK # 9162  
PE

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby warrant the title to said land and will defend the same against all lawful claims.

In Witness Whereof, the said Grantors have signed and sealed these presents

DATE: 4/8, 2009

BY: Perry Franklin  
Perry Franklin

STATE OF Illinois

COUNTY OF Cook

Be it remembered that on this 8th day of April, 2009, before me, the subscriber, a Notary Public in and for said County and State, personally came, **Perry Franklin**, the grantors in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Q. Thrower  
Q. Thrower -Notary Public (Print Name)

My Commission Expires: 11/21/09



**SEND TAX STATEMENTS TO GRANTEE:**

Stewardship Fund, LP  
5400 West Plano Parkway  
Suite 200  
Plano, TX, 75093



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**OF PROPERTY**

**Lot 17 in Block 2 in Partway 2nd Addition, in the City of Gary, as per plat thereof, recorded March 26, 1951 in Plat Book 29, page 3, in the Office of the Recorder of Lake County, Indiana.**

**COMMONLY KNOWN AS: 2346 Sherman Street, Gary, IN 46406**

**PARCEL NO: 45-07-14-253-017.000-003**

