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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, HSBC Mortgage Services, Inc. as Assignee of Mortgage Electronic Registration Systems, Inc. as nominee for Capstone Financial, conveys, bargains and sells to Joe N. Wiggins, Jr. and Eldria S. Wiggins 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, State of Indiana Lot 273, Turkey Creek South, Unit 6, as per plat thereof, recorded in Plat Book 40, page 104, in the Office of the Recorder of Lake County, Indiana.

2009 08 19 12

Subject to easements, rights-of-way, roadways, highways, zoning ordinances, covenants and restrictions of record.

STOP
This Document is the property of Lake County Recorder.
More Commonly Known As: 1124 West 72nd Circle, Merrillville, IN 46410.
Parcel #45-12-16-152-007.000-030
Tax ID#008-08-15-0445-0012

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2009 DEC 10 AM 11:14
MICHAEL A. BROWN
RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 09 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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.

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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.

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.

1902
CK# 26171
CA
E

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
3rd day of June, 2009.

GRANTOR: HSBC Mortgage Services, Inc.

SIGNATURE: [Signature]

TITLE: AVP

STATE OF CALIFORNIA)

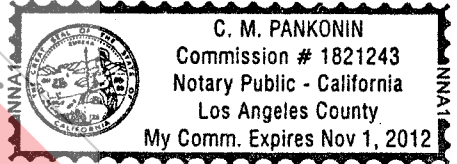
COUNTY OF Los Angeles,)SS:
On 6/3 2009 before me, Christina M. Pankonin, personally
appeared Barbara J. Medano

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: 1124 W 72nd Circle MERRIVILLE, IN 46410

After recording, return deed to: REO Title Services 2002 E 62nd St., Indianapolis, IN 46220. 46202
1236 N PENNSYLVANIA ST

Grantee's Mailing address: 1124 W 72nd Circle MERRIVILLE, IN 46410

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.

Candace L. Broady
(name printed, stamped or signed)

