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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 038548

2010 JUL -6 AM 10:48

MICHELLE R. FAJMAN  
RECORDER

Mail Tax Bills To:  
907 173<sup>rd</sup> St  
Hammond, In 46324

Parcel No. 45-07-07-352-052.000-023

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That Kondaur Capital Corporation ("Grantor"), of the County of Orange and State of California, CONVEYS AND WARRANTS to: RAY PERRY ("Grantee") of Lake County, in the State of Indiana, in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

The East 15 feet of Lot 18, all of Lot 19 and the West 5 feet of Lot 20, in Block 2, Woodlawn Terrace, in the City of Hammond, as per plat thereof, recorded in Plat Book 17 page 5, in the Office of the Recorder of Lake County, Indiana. Commonly known as and Grantee's address: 907 173<sup>rd</sup> St, Hammond, in 46324

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Grantor expressly limits said warranty to apply only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed, for the reasons that the grantor received title to the subject property through the foreclosure or the voluntary conveyance in lieu of foreclosure of a mortgage held by grantor on said property and that the amounts due on the mortgage debt are equal to or exceed the value of the net consideration received by grantor for this conveyance.

NORTHWEST INDIANA TITLE  
162 WASHINGTON STREET  
LOWELL, IN 46356  
219-696-0100

Page 1 of 2

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 06 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20<sup>th</sup>  
027741 BS

ca#  
2403

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 23rd day of June, 2010.

KONDAUR CAPITAL CORPORATION

By: Susan K. Gibson  
Susan K Gibson, Liquidation Specialist  
(Printed name & office)

By: \_\_\_\_\_  
(Printed name & office)

State of California, County of Orange SS:

Before me a Notary Public in and for said County and State, personally appeared Susan K Gibson and \_\_\_\_\_, the Liquidation Specialist and \_\_\_\_\_, respectively, of Kondaaur Capital Corporation who acknowledge the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, 2010.

My Commission Expires:

Signature See Attached

My County of Residence:

Printed \_\_\_\_\_

This Instrument prepared by: Richard A. Zunica 162 Washington Lowell In 46356  
File No. 10-18204

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.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

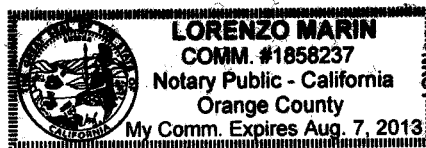
STATE OF CALIFORNIA

COUNTY OF ORANGE

On 6/23/2010 before me, Lorenzo Marin, a Notary Public personally appeared Susan K. Gibson, Liquidation Specialist for Kondaur Capital Corporation who proved to me on the basis of satisfactory evidence to be the person(s) who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 of Notary Public

(Notary Seal)

INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED

Title / Description of the attached Document

Special Warranty Deed

Document Date: 6/23/2010

Number of Pages: 2