

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 056449

2010 SEP 29 AM 10:00

MICHELLE B. FAJMAN
RECORDER

2

LIMITED WARRANTY DEED

(Parcel No. 45-07-09-254-010.000-023)

THIS INDENTURE WITNESSETH, That U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 ("Grantor"), CONVEYS AND WARRANTS to Armando Hernandez, Sr., and Armando Hernandez, Jr. ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

The South 35.583 feet of Lot 1, in Block 8, in Hartman's Gardens Addition to Hessville, in the City of Hammond, as per plat thereof, recorded in Plat Book 14, page 22, in the Office of the Recorder of Lake County, Indiana.

The address of such real estate is commonly known as 6735 Arkansas Avenue, Hammond, Indiana 46323.

Subject to any and all easements, agreements, restrictions and other matters of record, subject to the lien for real property taxes not delinquent, rights of way, and subject to such matters as would be disclosed by an accurate survey and inspection of the real estate.

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, but 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 quitclaims 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/she has been fully empowered, by proper action of the governing body of Grantor, to execute and deliver this deed.

AMOUNT \$ 18.00
CASH _____ CHARGE _____
CHECK # 8740312618
OVERAGE _____
COPY _____
NON-COM _____
CLERK LP

E

NOT ENTITLED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 28 2010

EGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

004253

IN WITNESS WHEREOF, Grantor has executed this deed this 16 day of Sept, 2010.

GRANTOR: U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

* POA recorded 12/30/09
2009-086700

By: [Signature]

Printed: _____

Title: Eileen Papariella, Asst VP

STATE OF PA)
Allegheny) SS: ACKNOWLEDGMENT
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Eileen Papariella, Asst VP duly authorized representative of Grantor, who acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of Sept, 2010.

My Commission Expires: 4/17/11

Katherine A. Weir
Notary Public
Katherine A Weir
Printed
Resident of Allegheny County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address is: 0735 Arkansas Ave, Hammond, IN 46323

After recording, return to: First American title
251 E. Ohio St, # 200, Indpls, IN 46204

