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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 025028

2011 MAY -4 PM 12: 25

MICHAEL J. LAMMAN
Commitment Number: 155944
Seller's Loan Number: 0022004022

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

→

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-12-09-102-001.000-030

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank NA, As Trustee for ABFC 2006-OPT3 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT3, whose mailing address is 4600 Regent Blvd., Ste. 200, Irving, TX 75063, hereinafter grantor, for \$70,000.00 (Seventy Thousand Dollars and no Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to Alfredo Deanda, hereinafter grantee, whose tax mailing address is 6105 JOHNSON ST MERRILLVILLE IN 46410-2952, the following real property:

The following described real estate in Lake County, in the State of Indiana: Part of the north 1/2 of the northwest 1/4 of Section 9, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana. Being that tract formerly known and designated as Lots 54 and 55 in Englehart's Country Club Manor, as per plat thereof, recorded in Plat Book 24, Page 75, in the office of the recorder of Lake County, Indiana. Property Address is: 6105 JOHNSON ST MERRILLVILLE IN 46410-2952

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. The real property described above is conveyed subject to 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 or interest, hereunto and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

AMOUNT \$ 18
CASH _____ CHARGE _____
CHECK # 312177
OVERAGE _____
COPY _____
NON-COM _____
CLERK AD

MAY 04 2011

Prior instrument reference: Inst 2011 014532

EGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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Executed by the undersigned on APR 11 2011, 2011:



Wells Fargo Bank NA, As Trustee for ABFC 2006-OPT3 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT3, by American Home Mortgage Servicing as Attorney In Fact

* POA recorded 11/23/10
Instr 2010 069049

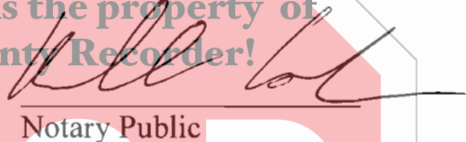
By: _____

Dawnelle Porter
Assistant Secretary

Its: _____

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on APR 11 2011, 2011 by Dawnelle Porter its Assistant Secretary on behalf of **Wells Fargo Bank NA, As Trustee for ABFC 2006-OPT3 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT3, by American Home Mortgage Servicing as Attorney In Fact**, who 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.


Notary Public

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.



Signature


Printed Name

This instrument prepared under the supervision of Michael A. Galasso, Attorney at Law, Indiana Bar No. 23576-15.

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170