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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 029126

2011 MAY 26 AM 8:35

MICHAEL S. FAJMAN  
RECORDER

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: CitiMortgage, Inc., hereinafter referred to as "Grantor", whose address is 1000 Technology Dr, O'Fallon, MO 63368, for the sum of \$120,311.80 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to **Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter referred to as "Grantee", C/O Michaelson, Conner & Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108**, the following described real estate located in Lake County, State of Indiana, to wit:

**LOT NUMBERED 3 AND 4, BLOCK 11, AS SHOWN ON THE RECORDED PLAT OF MANUFACTURER'S ADDITION TO HAMMOND RECORDED IN PLAT BOOK 2, PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.**

**Parcel #: 45-07-10-128-038.000-023  
More commonly know as: 6608 Montana Avenue, Hammond, IN 46323**

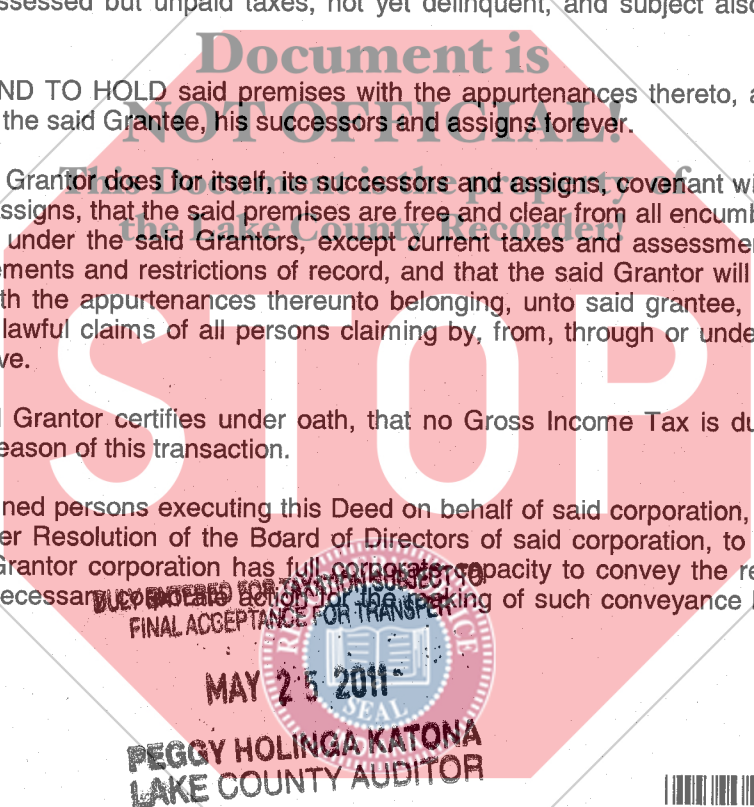
Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, his successors and assigns forever.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantors, except current taxes and assessments due and not yet delinquent, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said grantee, his successors, and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

And the said Grantor certifies under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

The undersigned persons executing this Deed on behalf of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and deliver this Deed; that the Grantor corporation has full corporate capacity to convey the real estate described herein, and that all necessary action for the speaking of such conveyance has been taken and done.



001849

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 203070  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RAE

IN WITNESS WHEREOF, CitiMortgage, Inc. has caused this deed to be executed this 6 day of April 2011.

ATTEST: CitiMortgage, Inc.

*Michael McDevitt*

STATE OF Missouri )  
COUNTY OF ST. CHARLES )

SS:

NAME: Michael McDevitt, AVP  
TITLE:

Before me, a Notary Public in and for said County and State, personally appeared

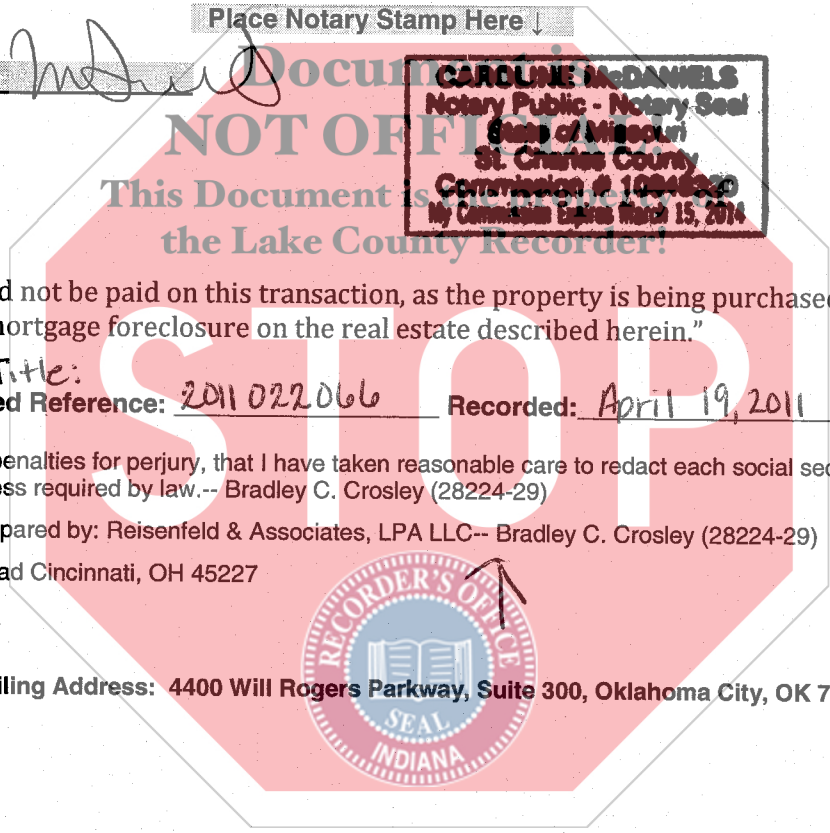
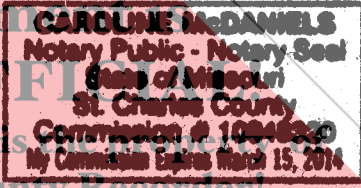
Michael McDevitt, AVP as Asst. Vice President

respectively of CitiMortgage, Inc., and acknowledge the execution of the foregoing Special Warranty Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representation therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS THEREOF, I have hereunto set my hand and Notarial Seal this 6 day of April 2011.

Place Notary Stamp Here ↓

*Caroline McDaniels*  
Notary Public



"Sales tax should not be paid on this transaction, as the property is being purchased by the Buyer as a result of a mortgage foreclosure on the real estate described herein."

Source of Title:   
Prior Sheriff Deed Reference: 2011 022066 Recorded: April 19, 2011

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.-- Bradley C. Crosley (28224-29)

This instrument prepared by: Reisenfeld & Associates, LPA LLC-- Bradley C. Crosley (28224-29)  
3962 Red Bank Road Cincinnati, OH 45227

Grantee Tax & Mailing Address: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108