

LAKE COUNTY
RECORDS DEPARTMENT

2011 042080

2011 AUG -4 AM 11:04

Doc. No. 10-07350-1

SPECIAL WARRANTY DEED

File No. 10-07350-1

KNOW ALL MEN BY THESE PRESENTS: GMAC Mortgage, LLC, hereinafter referred to as "Grantor", whose address is 1100 Virginia Drive, Fort Washington, PA 19034, for the sum of \$61,819.36 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:

LEGAL DESCRIPTION: THE WEST 10 FEET OF LOT 21, ALL OF LOT 22 AND THE EAST 20 FEET OF LOT 23, IN BLOCK 23, IN GARY HEIGHTS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD. ✓

Parcel #: 45-08-07-132-023.000-004
More commonly known as: 4110 W. 11th Avenue, Gary, IN 46404

Grantee's mailing address: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108
Tax mailing address: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108

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. 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.

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



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 03 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

054573

AMOUNT \$ 18⁰⁰
CASH _____ CHARGE _____
CHECK # 208679
OVERAGE _____
COPY _____
NON-COM _____
CLERK RC

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herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

14 IN WITNESS WHEREOF, GMAC Mortgage, LLC has caused this deed to be executed this day of JUNE 2011.

ATTEST:

GMAC Mortgage, LLC

Heather Harper

Name **Heather Harper**
Title **Authorized Officer**

STATE OF **Pennsylvania**)
COUNTY OF **Montgomery**) SS:

Jacqueline Keeley
Name **Jacqueline Keeley**
Title **Authorized Officer**

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

Heather Harper

and

Jacqueline Keeley

respectively of GMAC Mortgage, LLC, 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 14 day of June 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nikole Shelton, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Aug. 11, 2014
Member, Pennsylvania Association of Notaries

Nikole Shelton
Notary Public

My Commission Expires: 8-11-14
My County of Residence: Montgomery

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. - Jerry R. Howard (22051-15), Attorney at Law

This instrument prepared by: Jerry R. Howard (22051-15), Attorney at Law
Reisenfeld & Associates, LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227
(513) 322-7000

Grantee's tax mailing address: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108

Parcel #: 45-08-07-132-023.000-004

