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MICHELLE R. FAJMAN  
RECORDER

**SPECIAL WARRANTY DEED**

*This Indenture Witnesseth* that **HSBC MORTGAGE SERVICES, INC.**, ("Grantor"), *Conveys and Specially Warrants* to **PAUL B. WENGEL, BRIAN E. WENGEL and MELANIE A. RODRIGUEZ**, as joint tenants with rights of survivorship, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described real estate in Lake County, State of Indiana:

Lot 37 in Arbor Lane Addition Unit Two, a Planned Unit Development, in the City of Hobart, as per plat thereof, recorded in Plat Book 82, page 17, in the Office of the Recorder of Lake County, Indiana.

**Property Address:** 312 Hemlock Dr., Hobart, Indiana 46342 (hereinafter referred to as the "Real Estate").

Grantee's Post Office Address: 312 Hemlock Dr., Hobart, IN 46342

*Subject* to current taxes not delinquent, and all easements, agreements and restrictions of record and all public right of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

*In Witness Whereof*, Grantor has executed this deed this 1 day of July, 2011.

**HSBC MORTGAGE SERVICES, INC.**

By: [Signature]  
Printed: **Yanet Ramirez** V.P.  
Title: \_\_\_\_\_

**028288**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

**AUG 16 2011**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 9174  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM AB  
CLERK \_\_\_\_\_

E →

ACKNOWLEDGMENT

State of California  
County of Los Angeles

On July 1, 2011 before me,  
Maria D. Ahumada, Notary  
(insert name and title of the officer) personally appeared

Yanet Ramirez  
who proved to me on the basis of satisfactory evidence to be the person(s) whose 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 signature(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 *Yanet Ramirez* (Seal)

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Alan F. Kolb, Attorney at Law

This Instrument Prepared By: Alan F. Kolb, Attorney at Law, 50 S. Meridian Street, Suite 600, Indianapolis, IN 46204 Phone: (317) 681-6090, Fax: (317) 681-6091, E-mail:alankolbets@aol.com

Grantee's Address/Send tax statements to: 312 Hemlock Dr., Hobart, IN 46342

