STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2012 JUN 22 AM 9: 42

MIC. E 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 \$168,851.77 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:

THE SOUTH 1/2 OF LOT 149 IN WATERSIDE CROSSING PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94 PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO ALL LIENS, ENCUMBRANCES, AND EASEMENTS OF RECORD.

Parcel #: 45-16-02-305-012.000-042

More commonly know as: 10532 Maine Drive, Crown Point, IN 46307

2012 041360

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

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 246\*

CK# 27
238527
CA this Deed; that the Grantor corporation 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.

\*ra3962\*

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

\*2227246\*

JUN 2 1 2012

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

24058

IN WITNE June 2012.	SS WHEREOF	F, CitiMortgage, Inc. has caused this deed to be executed this 5TH day of
ATTEST:		CitiMortgage, Inc.
ATTEST.		Wanter 15-12
		Name: Don Semon
07475.05	Missouri	Title: Document Control Officer
STATE OF		) ) SS:
COUNTY OF	St. Charles	j
Before me, a Notary Public in and for said County and State, personally appeared		
	Semon	as Uccument Control Officer ,
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.	erein contained	are true and correct, to the best of their knowledge, information and
IN WITNESS THEREOF, I have hereunto set my hand and Notarial Seal this 5 day of day of		
Place Notary Stamp Here		
tame	hilleld	Docume PAM HUBBELL OPET ty of he I a Notary Public - Notary Sealer!
Notary Public	U	State of Missouri St. Charles County
		Commission #12308353
l affirm, under the p	enalties for periu	My Commission Expires February 28, 2016 Iry, that I have taken reasonable care to redact each social security number in
		April N. Pinder (29045-49)
This instrument pre	pared by: Reiser	nfeld & Associates, LPA LLC — April N. Pinder (29045-49)
3962 Red Bank Roa	ad Cincinnati, Oh	1 45227
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Grantoe Tay & Mai	iling Address:	4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108
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