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2012 JUN 28 AM 11:16

MICHAEL FAJMAN  
RECORDER

2

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **HSBC Bank USA, NA f/k/a HSBC Bank, USA**, ("Grantor"), grants, conveys, bargains and sells to **Gloria Crawford** of     Lake     County ("Grantees"), for the sum of Ten Dollars (\$10 00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**The South 1/2 of Lot 16 and all of Lots 17 and 18 in Block 9 in subdivision of the Southwest 1/4 of Section 28, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, as per Plat thereof, recorded in Plat Book 2 Page 25, in the Office of the Recorder of Lake County, Indiana.**

**More Commonly Known As: 4723 Melville Avenue, East Chicago, IN 46312.  
Parcel #24-30-0005-0016, Parcel #24-30-0005-0017 and Parcel #24-30-0005-0059  
State Tax ID: 45-03-28-332-012.000-024, 45-03-28-379-001.000-024 and  
45-03-28-332-011.000-024**

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent, and subject to rights of way for roads and such matters as delinquent, and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming, by through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Real Estate.

Grantor without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the Real Estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is an authorized agent of Grantor and has been fully empowered to execute and deliver this deed, that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10 day of MARCH, 2009.

24252

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 28 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 4833  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RAJ E

GRANTOR HSBC Bank USA f/k/a HSBC Bank, USA

SIGNATURE *Candace L. Broady*

TITLE MARIA I. ORTEGA  
ASST. Vice President

**This Document is the property of  
the Lake County Recorder!**

STATE OF CALIFORNIA )

COUNTY OF Los Angeles ) SS

On 3-10-09 20 before me, Tami Flores, Notary, personally  
appeared Maria I. Ortega

Who proved to me on the basis of satisfactory evidence to be the person 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  
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 *Tami Flores* (Seal)

This instrument was prepared by Candace L. Broady, Attorney at Law Batties &  
Associates, 155 E Market St, Suite 865, Indianapolis, IN 46204  
Send tax bills to:  
After recording return deed to: REO Title Services 2002 E 62<sup>nd</sup> St. Indianapolis, IN  
46220

