

2  
7  
THIS INSTRUMENT PREPARED BY:  
Brian E. Bomstein, Esq.  
4425 Ponce de Leon Blvd., 5<sup>th</sup> Floor  
Coral Gables, Florida 33146

WHEN RECORDED RETURN TO:  
Ramona Careaga  
Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd., 5<sup>th</sup> Floor  
Coral Gables, Florida 33146

2012 058367

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 AUG 28 AM 10:18

MICHELLE R. FAJMAN  
RECORDER

Space above this line for recorder's use

LOAN NO. 294981

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21<sup>st</sup> day of August, 2012, by and between **BAYVIEW FINANCIAL PROPERTY TRUST**, a Delaware statutory trust ("Grantor"), whose principal place of business is 4425 Ponce de Leon Blvd., 5<sup>th</sup> Floor, Coral Gables, Florida 33146, and **MARIA P. RIOS** (the "Grantee") whose address is 4137 Northcote Ave., East Chicago, IN 46312.

WITNESSETH:

That said Grantor, in fulfillment of the terms of that certain Contract for Conditional Sale of Real Estate ("Contract") filed for record March 9, 1982, in INSTRUMENT NO. 661533, which Contract was subsequently assigned to Grantor by Deed and Seller's Assignment filed for record May 10, 2006, in INSTRUMENT NO. 2006 040045, interest in which Contract and subject property was deeded to Grantee by Quitclaim Deed filed for record December 28, 2004 in INSTRUMENT NO. 2004 111070, all of the Records of Lake County, Indiana, and for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, to wit:

Legal Description: **THE NORTH 17 ½ FEET OF LOT 30 AND THE SOUTH 22 ½ FEET OF LOT 31, BLOCK 3, IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, AND BEING PART OF A RESUBDIVISION AS SHOWN IN PLAT BOOK 5, PAGE 3, LAKE COUNTY, INDIANA (THE "PROPERTY")**

Parcel Identification No.: 45-03-29-127-012.000-024

Property Address: 4137 NORTHCOTE AVE., EAST CHICAGO, IN

This conveyance is made subject to easements and restrictions of record and otherwise affecting the Property.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE;

AND the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others. The undersigned as Taxation is document in the undersigned's capacity as Co-Trustee only and not individually.

DOCUMENT FILED AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS. THE UNDERSIGNED AS TAXATION IS DOCUMENT IN THE UNDERSIGNED'S CAPACITY AS CO-TRUSTEE ONLY AND NOT INDIVIDUALLY.  
AUG 27 2012  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

013997

191872.3 08/21/12 5:39:37 PM

19<sup>th</sup>  
non  
com  
47215  
E RM

