

2012 058699

2012 AUG 29 AM 9: 25

MICHAEL A. TAJMAN  
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4 (*Grantor*), CONVEYS AND SPECIALLY WARRANTS to GERALD W. DUNCAN AND JOSEPHINE M. DUNCAN, Husband and Wife as tenants by the entirety (*Grantee*), 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, to-wit:

PART OF ROBINSON'S RESERVE, IN THE ORIGINAL TOWN, NOW THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN DEED RECORD B, PAGE 121, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 95 FEET SOUTH OF THE NORTHEAST CORNER OF SAID ROBINSON'S RESERVE, THENCE WEST 90 FEET; THENCE SOUTH 25 FEET; THENCE EAST 90 FEETE; THENCE NORTH 25 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA.

Common Address: 21 North Court Street, Crown Point, Indiana 46307

Parcel ID No.: 45-16-08-431-013.000-042

Grantee takes subject to taxes assessed in 2011, payable in 2012, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected officer of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected officer, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30 day of July, 2012.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

013954

20.00  
33517  
44

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4 BY OCWEN LOAN SERVICING, LLC AS ATTORNEY-IN-FACT (GRANTOR)

By: Marlene Saunders  
Marlene Saunders Contract Management Coordinator

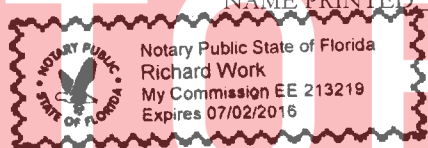
Title: \_\_\_\_\_  
Of Ocwen Loan Servicing, LLC, as Attorney-in-Fact, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

STATE OF Florida  
COUNTY OF Palm Beach ) SS:

The foregoing instrument was acknowledged before me this 30 day of July, 2012, by Marlene Saunders, the Contract Management Coordinator (title) of Ocwen Loan Servicing, LLC, as Attorney-in-Fact for The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did / did not take an oath.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, a resident of Palm Beach County, State of Florida

NAME PRINTED: Richard Work



Special Warranty Deed  
21 North Court Street  
Crown Point, IN 46307  
Parcel ID No.: 45-16-08-131-013.000.042

Simultaneously herewith

POA Recorded: \_\_\_\_\_ as Instrument

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. Michael D. Austin

Return Deed To: 3817 E. 157th Ave. Hebron, IN 46341  
~~2002 Summit Blvd Ste. 600 Atlanta, GA 30319~~  
Send Tax Bills To: 3817 E. 157th Ave. Hebron, IN 46341  
Address of Grantee: 3817 E. 157th Ave. Hebron, IN 46341

Prepared by: Michael D. Austin, Attorney at Law (#2485-48), Hulse, Lacey, Hardacre, Austin & Sims, P.C.,  
911 Meridian Street, P.O. Box 1448, Anderson, Indiana, 46015;  
Tel.: (765) 649-3434 / Fax (765) 641-1317

