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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

After Recording Return to: **2012 089599**

2012 DEC 19 AM 9:44

SLS- SLS  
Attn: BEN WYMAN  
290 BILMAR DRIVE  
PITTSBURGH, PA 15205  
File No. 2012-500580

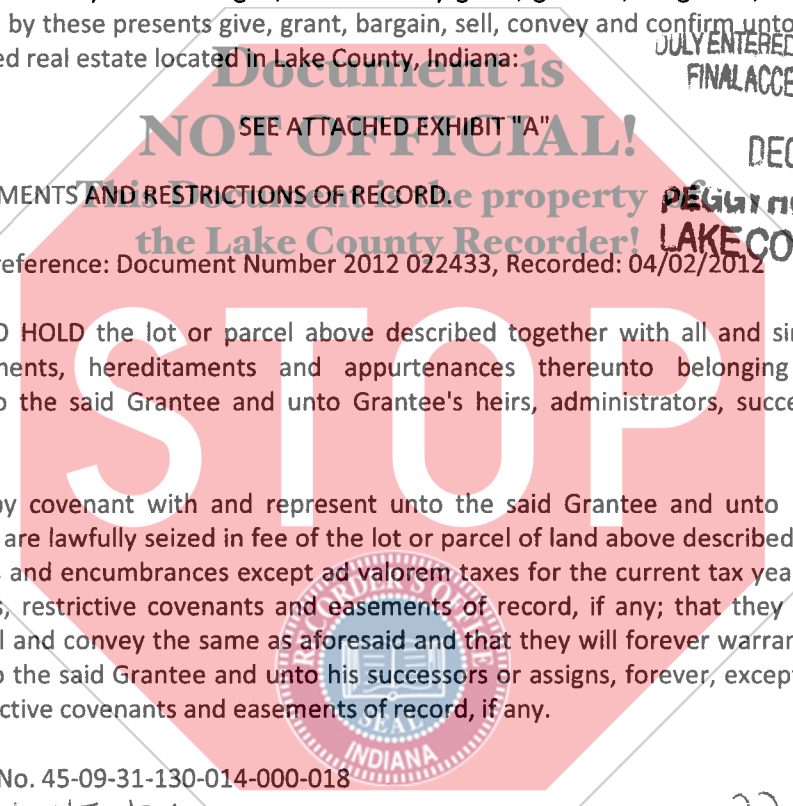
MICHAEL W. WYMAN  
RECORDER

Tax ID No.:  
45-09-31-130-014-000-018

**SPECIAL WARRANTY DEED**

THIS INDENTURE made and entered into on this 30 day of October, 2012, by and between HSBC MORTGAGE SERVICES, INC., organized and existing under the laws of Delaware, of 931 Corporate Center Drive, Pomona, CA 91768 hereinafter referred to as Grantor(s) and JESUS GUTIERREZ, a married man, of 3773 Gill Street, Hobart, IN 46342, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of THIRTY-EIGHT THOUSAND AND 00/100 (\$38,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Lake County, Indiana:



JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 18 2012

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 2012 022433, Recorded: 04/02/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 45-09-31-130-014-000-018

mail tax stmts to:  
Jesus Gutierrez  
3773 Gill Street  
Hobart IN 46342

005484

AMOUNT \$ 22.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 0073573  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY PP

0073574  
E

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY *Blanche I. Stewart*

ITS Blanche I. Stewart  
NAME: Asst. Secretary  
TITLE:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 20\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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.

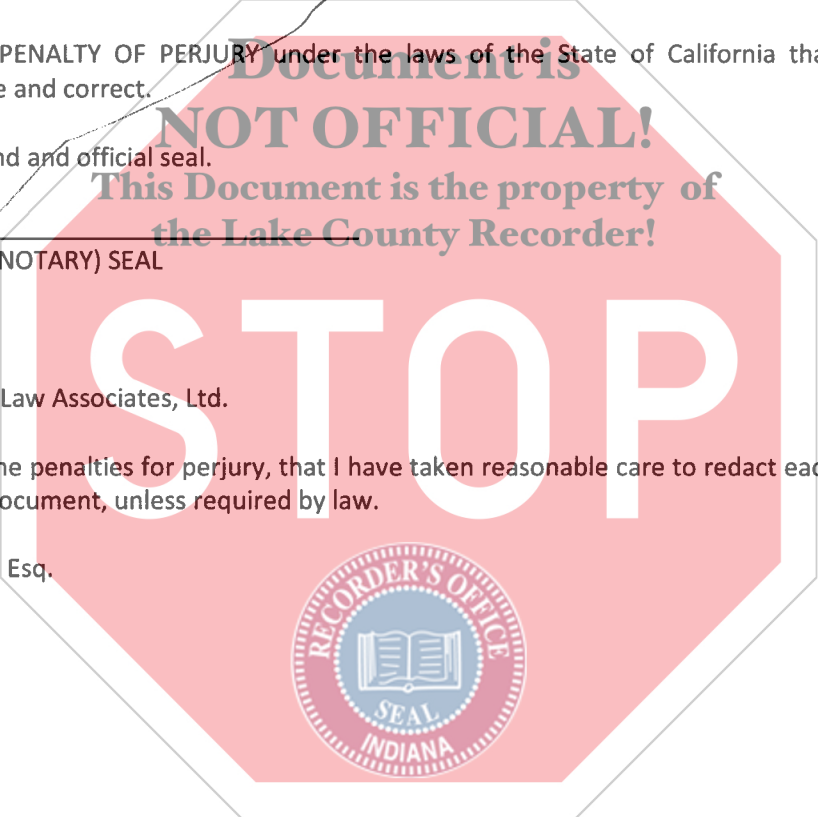
WITNESS my hand and official seal.

\_\_\_\_\_  
(SIGNATURE OF NOTARY) SEAL

Prepared by: PC Law Associates, Ltd.

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.

Kenneth Smolar, Esq.



**ACKNOWLEDGMENT**

State of California )  
County of Los Angeles )

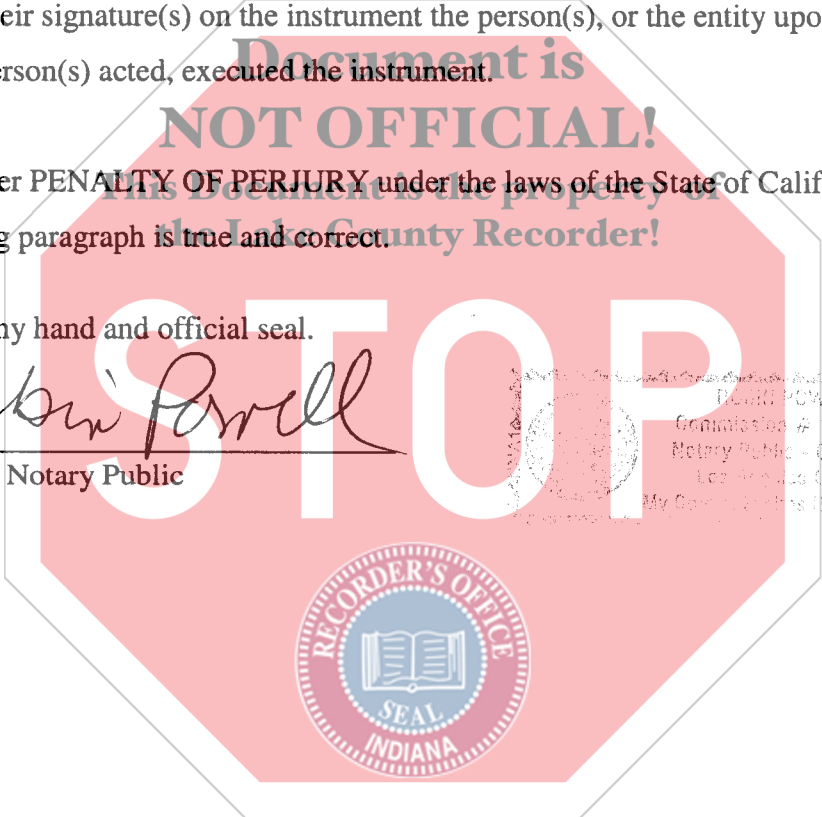
On October 30, 2012, before me, Robin Powell, a Notary Public, personally appeared Blanche I. Stewart, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

  
\_\_\_\_\_  
Notary Public

ROBIN POWELL  
Commission # 10991-24  
Notary Public - California  
Los Angeles County  
My Comm. Expires Oct 10, 2012



RESTRICTED

**Exhibit A-Legal Description**

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

THE NORTH 20 FEET OF LOT 14 AND THE SOUTH 30 FEET OF LOT 15, IN BLOCK 6, IN HOBART LAKE SHORE SUBDIVISION, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO EASEMENTS AND RESTRICTIONS PER PLAT IN BOOK 21 PAGE 9.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO HSBC MORTGAGE SERVICES, INC. BY DEED IN LIEU OF FORECLOSURE DATED 03/20/2012 AND RECORDED 04/02/2012 OF RECORD IN INSTRUMENT NO. 2012-022433 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID NUMBER: 45-09-31-130-014-000-018

PROPERTY ADDRESS: 220 SOUTH DELAWARE STREET, HOBART, IN 46342

