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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 021972

2013 MAR 25 PM 12:15

MICHAEL B. BROWN
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 \$10.00 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:

LOT 2 IN LINCOLN GARDENS THIRD ADDITION IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 33 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ✓

SUBJECT TO LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD.

Parcel #: 45-12-19-230-010.000-030

More commonly known as: 7706 Chase Street, Merrillville, IN 46410

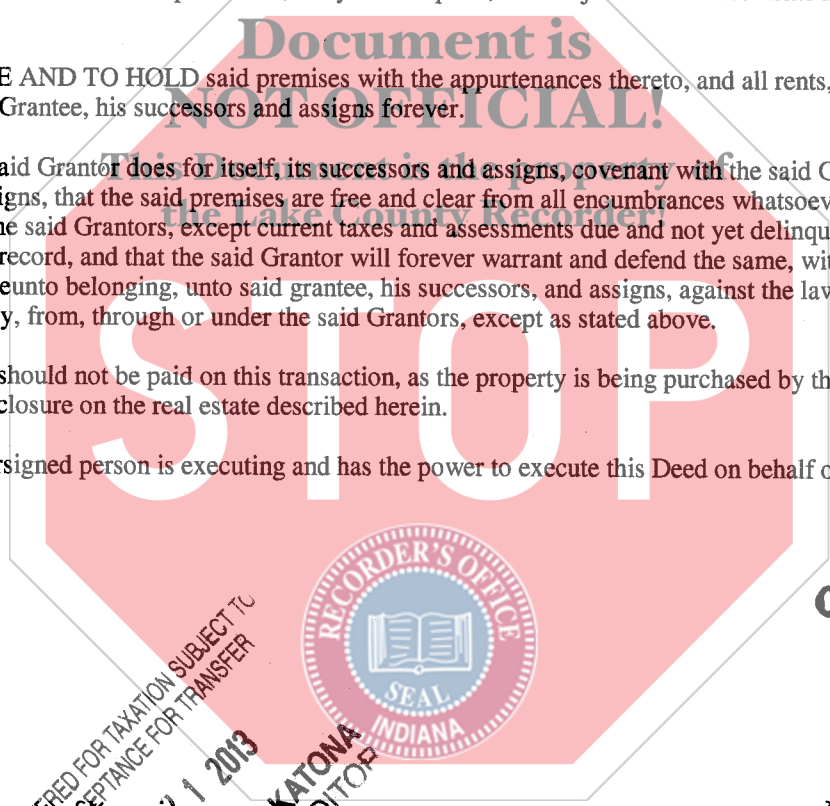
Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

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.

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 person is executing and has the power to execute this Deed on behalf of said entity.



001553

ra3962

3043710

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
MAR 21 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 263569
OVERAGE _____
COPY _____
NON-COM _____
CLERK CH

IN WITNESS WHEREOF, CitiMortgage, Inc. has caused this deed to be executed this 18th day of February 2013.

ATTEST: Don W Semon CitiMortgage, Inc.
2-18-13

Jessica Eaton
Name: Jessica Eaton
Title: Vice President - Document Control

STATE OF Missouri)
COUNTY OF ST. CHARLES) SS:

Before me, a Notary Public in and for said County and State, personally appeared

Jessica Eaton as Vice President - Document Control,
respectively of CitiMortgage, Inc., and acknowledge the execution of the foregoing Special Warranty Deed for and on behalf of said entity, 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.

IN WITNESS THEREOF, I have hereunto set my hand and Notarial Seal this 18th day of FEBRUARY 2013.

Pam Molloy
Notary Public

PAM MOLLOY
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #12550394
My Commission Expires February 27, 2016

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. - April Pinder (29045-49)

This instrument prepared by: Reisenfeld & Associates, LPA LLC - April Pinder (29045-49)

3962 Red Bank Road, Cincinnati, OH 45227

File No: 11-05218-1

Grantee Tax and Mailing Address: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108

