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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 021975

2013 MAR 25 PM 12:16

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED
(Parcel No. 45-03-30-452-007.000-023)

THIS INDENTURE WITNESSETH, That Nationstar Mortgage LLC ("Grantor") CONVEYS AND WARRANTS to Juan Garcia and Maria G. Garcia, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

The West 15½ feet of Lot 19, all of Lot 18 in Stafford and Trankle's Central Calumet Addition to Hammond, as per plat thereof, recorded in Plat Book 9, page 31, in the Office of the Recorder of Lake County, Indiana.

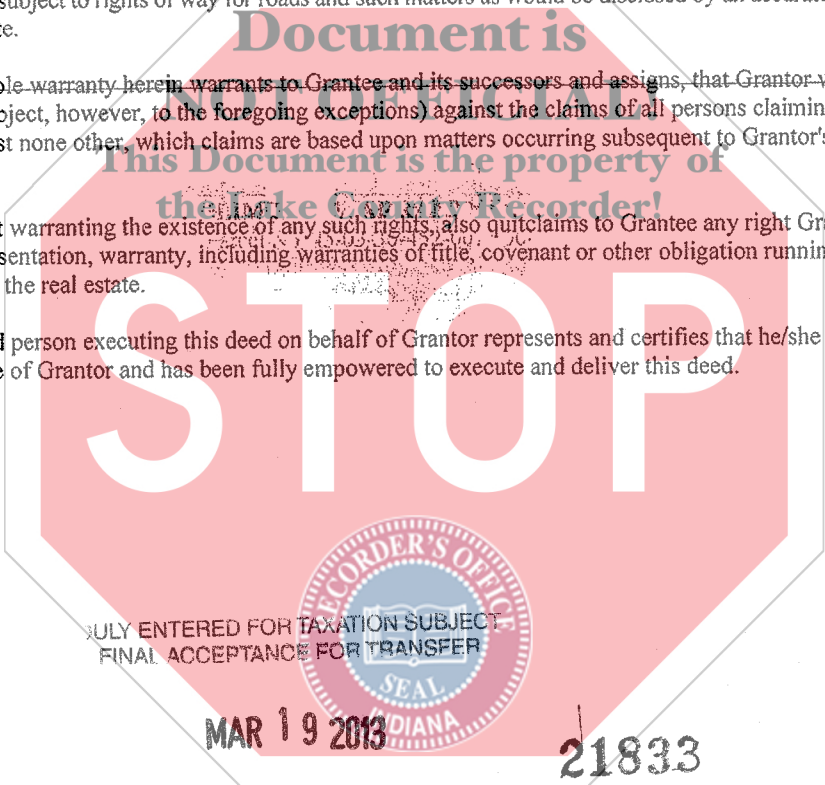
The address of such real estate is commonly known as 1245 Hoffman Street, Hammond, Indiana 46327.

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 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/she is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this deed.



PEGGY HOLINGA KATON
LAKE COUNTY AUDITOR

783 88948

AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 8740406201
OVERAGE _____
COPY _____
NON-COM _____
CLERK CH

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IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of February, 2013

GRANTOR: Nationstar Mortgage LLC

By: Gloria A. DeGrosa-Price

Printed: Gloria A DeGrosa Price

Title: Asst Secretary

STATE OF Colorado)

COUNTY OF Douglas) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Gloria A DeGrosa Price the Asst Secretary of Nationstar Mortgage LLC, who acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28 day of February, 2013.

My Commission Expires: 11-13-16

Laura C. Nelson
Notary Public

Laura C Nelson
Printed
Resident of Douglas County

LAURA C. NELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124072637
MY COMMISSION EXPIRES NOV. 13, 2016

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address for tax statements: 24121 Lakeside Trail, Crete, IL 60417
~~1245 Hoffman Street, Hammond, Indiana 46327.~~

After recording, return to Grantee at: 24121 Lakeside Trail, Crete, IL 60417
~~1245 Hoffman Street, Hammond, Indiana 46327.~~

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