

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 048085

2013 JUL -2 AM 9:16

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Sojourners Title Agency  
3962 Red Bank Rd.  
Cincinnati, OH 45227  
RE0132705

Document is  
NOT OFFICIAL!

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
45-07-15-179-016.000-023

SPECIAL WARRANTY DEED

HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for Forty Thousand and 00/100 Dollars, \$40,000.00, in consideration paid, conveys and specially warrants to Jorge Bautista, married, of 7524 Knickerbocker Parkway, Hammond, IN 46324, hereinafter Grantee, the real property described on Exhibit A and known as 7621 Missouri Avenue, Hammond, IN 46323, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: 2013035976

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2013

23970

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 2400  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 37873  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK llp

Executed by the undersigned on June 18, 2013 :

GRANTOR:

**HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4 by JP Morgan Chase Bank N.A., as Attorney In Fact.**

By: *Carolyn K. Cloud* 6/18/2013

Name: Carolyn K. Cloud  
Title: Vice President

**This Document is the property of the Lake County Recorder!**

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

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ (name) its \_\_\_\_\_ (title) on behalf of **JP Morgan Chase Bank N.A., as Attorney In Fact for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

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

*a*  
See Attached  
Notary Acknowledgement

**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.**

This instrument prepared by:

Robert E. Altman, III, Attorney at Law, (29811-15)

3962 Red Bank Rd., Cincinnati, OH 45227

Send tax statements to Grantee at: 7524 Knickerbocker Parkway, Hammond, IN 46324

Notary Acknowledgment

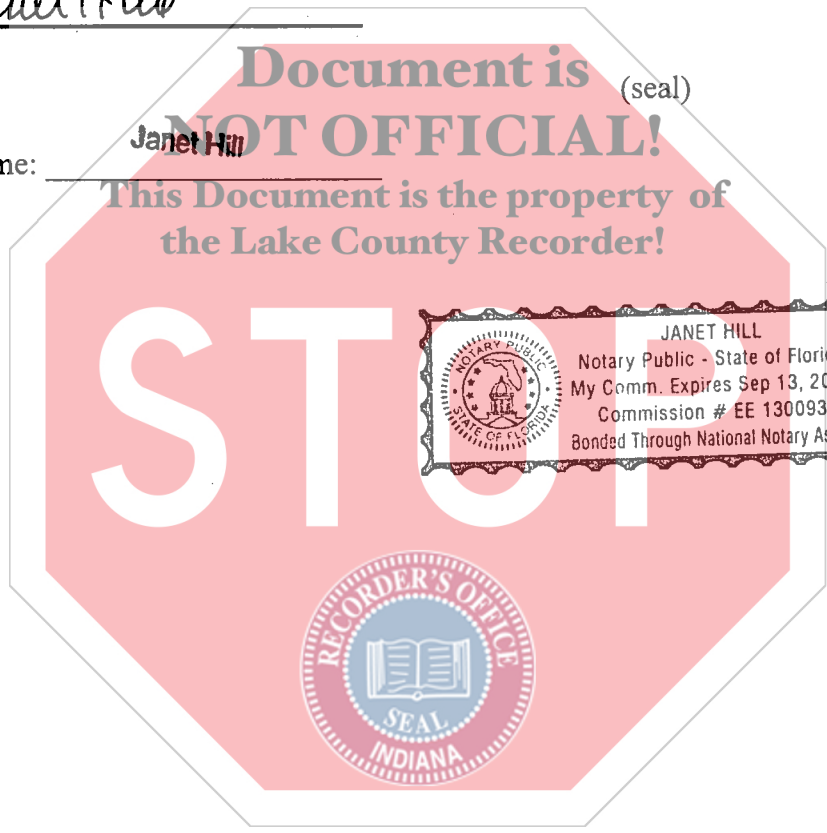
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 18, 2013, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, on behalf of the corporation. He/she is personally known to me.

X Janet Hill  
Notary Public

Printed Name: Janet Hill



*Handwritten mark*

**Exhibit A**  
**Legal Description**

Lot 16 in Block 3 in Tri-State Manor Addition, Unit 2 to the City of Hammond, as per plat thereof recorded March 21, 1956 in Plat Book 31, page 36, in the Office of the Recorder of Lake County, Indiana.

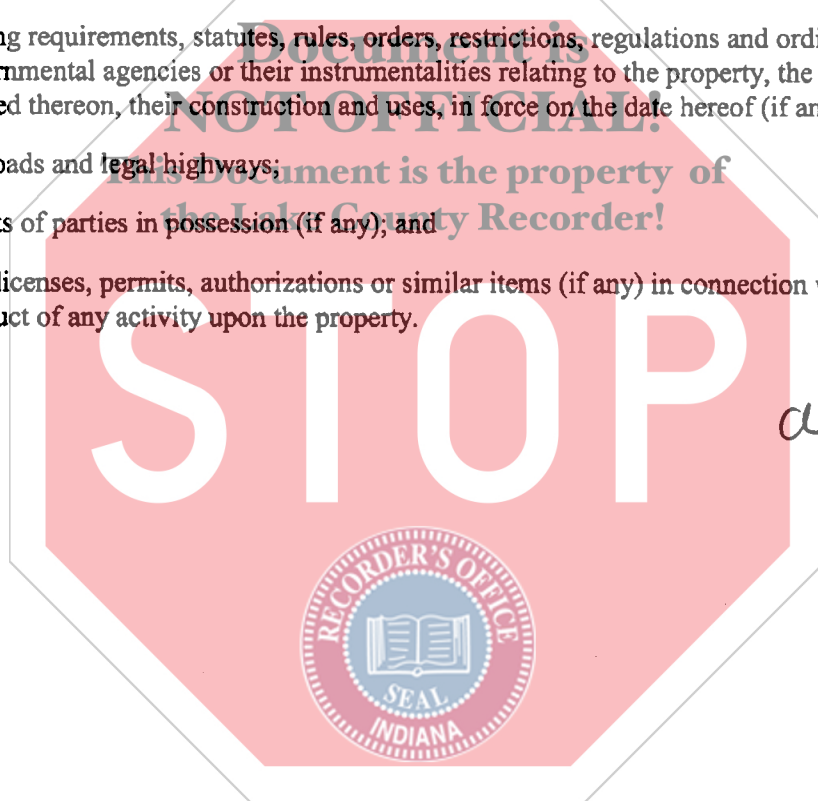
More commonly known as 7621 Missouri Avenue, Hammond, IN 46323.

Parcel #: 45-07-15-179-016.000-023



**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.



*a*