

2013 048089

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 JUL -2 AM 9:17

MICHAEL B. BROWN  
RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Bank of America N.A., hereinafter referred to as "Grantor", whose address is 7105 Corporate Drive PTX C-35, Plano, TX 75024, 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:

THE WEST 74 FEET OF THE EAST 2 - 1/2 ACRES OF THE NORTH 15 ACRES OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 9  
WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.  
SUBJECT TO ALL LIENS, ENCUMBRANCES, AND EASEMENTS OF RECORD.

Parcel #: 45-19-04-151-008.000-037

More commonly know as: 10809 W 151st Avenue, Cedar Lake, IN 46303

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.

IN WITNESS WHEREOF, Bank of America N.A. has caused this deed to be executed this 19 day of November, 2012.

ATTEST:

Bank of America N.A.

*Jan Marie Geresti* 11/19/12  
Name: Jan Marie Geresti  
Title: Assistant Vice President (A.V.P.)



*Matthew Thomas Stephenson* 11/19/12  
Name: Matthew Thomas Stephenson  
Title: Ass. Stant Vice President

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

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JUL 01 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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2over E  
pp

STATE OF: Pennsylvania )  
 ) SS:  
COUNTY OF: Allegheny )

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

Matthew Thomas Stephenson as Assistant Vice President ,

Jan Marie Geraci as Assistant Vice President ,

respectively of Bank of America N.A., and acknowledge the execution of the foregoing Special Warranty Deed for and on behalf of said entity, 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 19 day of November 2012.

Place Notary Stamp Here

Christopher J Kopp

Notary Public

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. - Brad Crosley (28224-29)

This instrument prepared by: Reisenfeld & Associates, LPA LLC - Brad Crosley (28224-29)  
3962 Red Bank Road, Cincinnati, OH 45227

File No: 09-09719-1

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

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Christopher J Kopp, Notary Public  
South Fayette Township, Allegheny County  
My Commission Expires June 27, 2016

10809 W 151st Ave, Cedar Lake IN 46303  
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