

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 048248

2013 JUL -2 AM 11:03

MICHAEL B. BROWN
RECORDER

State of Indiana

FHA Case No.: 151-709826

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to **SONIA VARGAS & JUAN DAMIAN GUERRERO** (hereinafter called "Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of LAKE to-wit:

Hartman's Gardens 2nd Addition, South 37.75 feet, Lot 5, Block 4, in the City of Hammond, Lake County, Indiana.

Parcel Number: 45-07-09-279-017,000-023

Property Address: 6738 Parrish Avenue, Hammond, IN 46323

Tax Mailing Address: 6738 Parrish Avenue, Hammond, IN 46323

Grantee Address: 6738 Parrish Avenue, Hammond, IN 46323

THIS DEED IS NOT TO BE EFFECTIVE UNTIL JUNE 19, 2013

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

BUYER(S) ACKNOWLEDGEMENT:

Sonia Vargas
Sonia Vargas

Juan Damian Guerrero
Juan Damian Guerrero

003825

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 47555
OVERAGE _____
COPY _____
NON-COM _____
CLERK KC

E

HomeTelos, LP, as Asset Manager
Contractor for C-OPC-23632

By: _____
For HUD by: _____
William Johnson, Closing Manager
Print

Title: Designated Signatory for
HomeTelos, LP, HUD's Asset
Management Company

STATE OF Tennessee)
)SS:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared William Johnson, a Designated Signatory for HomeTelos, LP and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 6/19/13 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal, this 14th day of June, 2013.



[Signature]
NOTARY PUBLIC

My Commission Expires: 1/6/2014

County of Residence: Davidson



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.

Jeffrey R. Slaughter, Attorney at Law, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250

This instrument was prepared by:
Jeffrey R. Slaughter, Attorney at Law
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Indianapolis, Indiana 46250
Telephone (317)-579-0816