

3

2013 053130

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 JUL 22 AM 9:00

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

*This Indenture Witnesseth* that **HSBC MORTGAGE SERVICES, INC.**, ("Grantor"), *Conveys and Specially Warrants* to **STEVEN ALOIA**, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described real estate in Lake County, State of Indiana:

**See Exhibit "A" attached hereto and made a part hereof.**

**Property Address:** 4787 E. 28<sup>th</sup> Ave., Lake Station, IN 46405 (hereinafter referred to as the "Real Estate").

**Grantee's Address:** 3137 Wimbledon Dr., Schererville, IN 46375

**Subject** to current taxes not delinquent, and all easements, agreements and restrictions of record and all public right of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

*In Witness Whereof*, Grantor has executed this deed this 21<sup>st</sup> day of June, 2013.

**HSBC MORTGAGE SERVICES, INC.**

By: [Signature]  
Printed: \_\_\_\_\_  
Title: Christina M. Pankonin  
Vice President and Asst. Secretary  
Administrative Services Division

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

24420

JUL 19 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2013  
13040  
DN

ACKNOWLEDGMENT

State of California  
County of Los Angeles

On JUN 21 2013 before me,  
Cecilia Friberg Notary Public  
(insert name and title of the officer) personally appeared

Christina M. Pankonin, V.P. & Asst. Sec.,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies) and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social  
Security number in this document, unless required by law. Alan F. Kolb, Attorney at Law

This Instrument Prepared By: Alan F. Kolb, Attorney at Law, 50 S. Meridian Street, Suite 600, Indianapolis, IN  
46204 Phone: (317) 681-6090, Fax: (317) 681-6091, E-mail: alankolbets@aol.com

Send Tax Statements to: 3137 Wimbledon Dr., Schererville, IN 46375

Grantee's Address: SAME

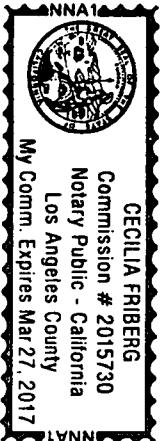
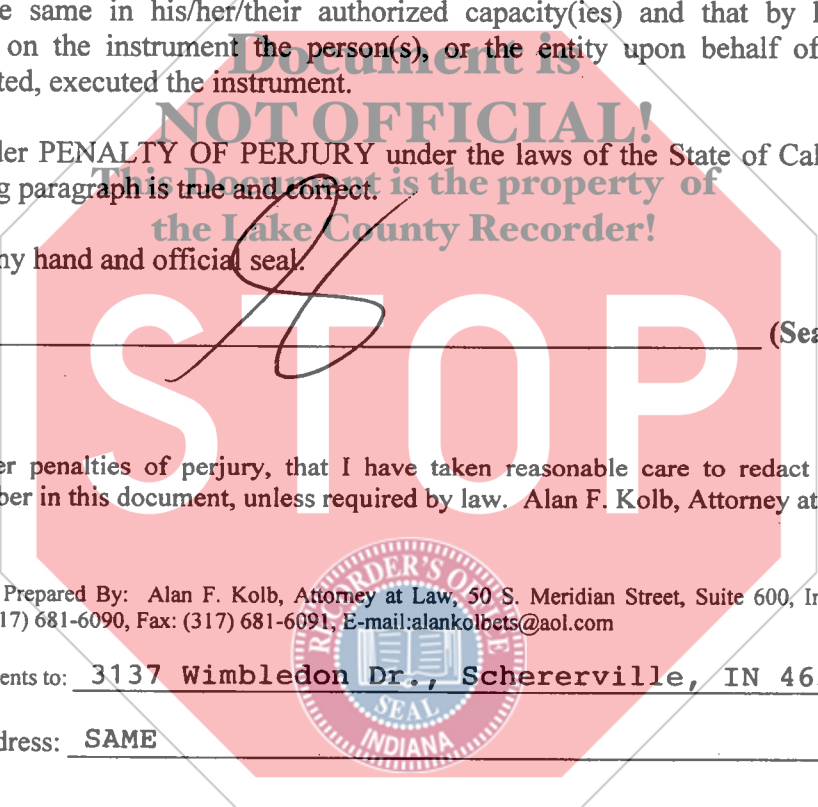


EXHIBIT A - LEGAL DESCRIPTION

Part of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 16 North, Range 7 West of the 2<sup>nd</sup> Principal Meridian, in the City of Lake Station, Lake County, Indiana, described as: BEGINNING at a point on the North line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16 and 130 feet East of the Northwest corner of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16; thence South parallel with the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16, 155.53 feet to a point 504 feet North of the South line of the Southeast  $\frac{1}{4}$  of said Section 16; thence East parallel with the South line of the Southeast  $\frac{1}{4}$  of said Section 16, 70 feet; thence North parallel with the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16, 155.47 feet more or less to the North line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16; thence West along said North line 70 feet to the POINT OF BEGINNING.

