

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 089307

2013 DEC -4 PM 1:11

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: CitiMortgage, Inc., hereinafter referred to as "Grantor", whose address is 1000 Technology Dr, O'Fallon, MO 63368 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:

LOT 3 AND THE EAST 7 1/2 FEET OF LOT 2 IN A.R. GILLETT'S 1ST SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD.

Parcel #: 45-08-28-433-010.000-004

More commonly known as: 24 West 43rd Avenue, Gary, IN 46408

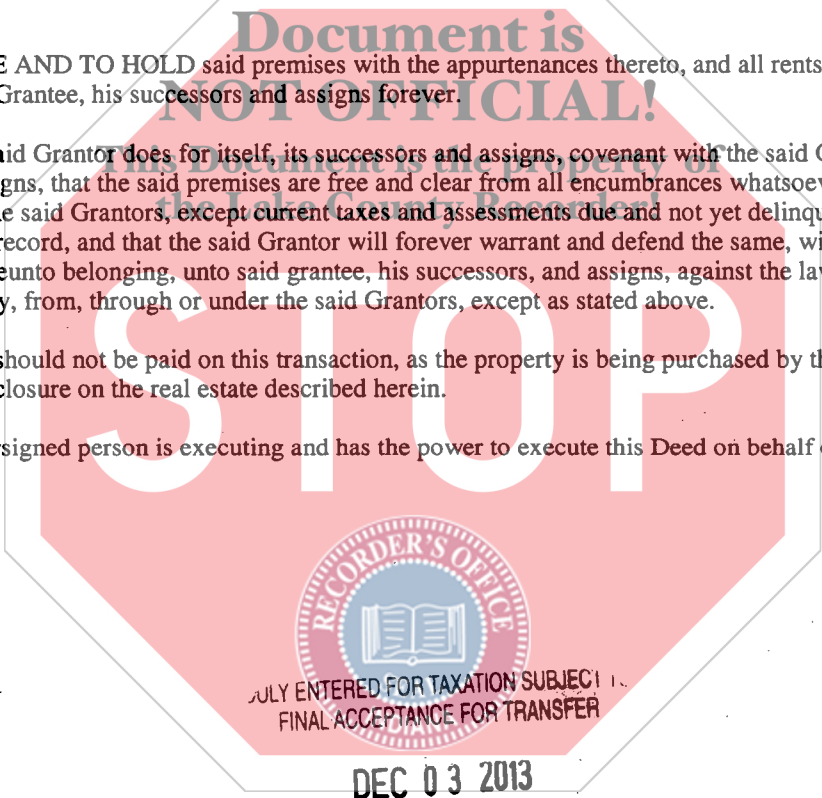
Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

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.



006790

\*ra3962\*

\*2974122\*

\$18

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

CHK#  
284020  
C

20v

E

