2013 089307

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

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.

JULY ENTERED FOR TAXATION SUBJECTION FINAL ACCEPTANCE FOR TRANSFER

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\*ra3962\*

DEC 0 3 2013

PEGGY HOLINGA KATONA AKE COUNTY AUDITOR \*2974122\*

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		CitiMortgage, Inc.	has caused	this deed to	be executed th	is <u> </u>	of
February	2013.			<u>ئ</u> ە .			
ATTEST 2	Met	CitiMortgage, Inc.	_ /		2		2512
Don W	Semon-5-13		Name:	Todd Kelle	)r	-	<u> 2-5-13</u>
			Title:		ient – Documer	nt Control	
STATE OF	MISSOURI	)					
COUNTY OF	ST. CHARLES	) SS: )					
Before me	e, a Notary Public	in and for said Cou	ınty and Sta	ite, personal	lly appeared		
	Todd Keller	as			President - ment Control		
respectively of Cit		nd acknowledge the	execution			arranty Deed f	or and
		ving been duly swo		nat the repre	sentation there	in contained ar	e true
and correct, to the	best of their know	ledge, information	and belief.	tio		•	
IN WITNESS TH	FREOF I have he	reunto set my hand	and Notaria	al Seal this	57H day of	FEBRUAR	24
2013.	N						<del></del>
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	This		is the t	roper	State of	c - Not <b>ary Se</b> a Missouri	
$\langle \rangle$	VM DOLL	Place Notary Sta	imp Here	ecorde	St. Charl	es County	1.
Sam	Mollo	2x2/5/13			Commission Exp	n #1 <b>2550394</b>	016
Notary Public		0 ' '					<del></del> -J
		ry, that I have take		e care to re	dact each social	security numb	er in
this document, unl	ess required by lav	w Brad Crosley (	28224-29)				-
This instrument pr	epared by: Reisen	feld & Associates,	LPA LLC -	Brad Crosl	ey (28224-29)		
1							
3962 Red Bank Ro	oad, Cincinnati, Ol	H 45227					
File No: 11-08111	-1						
Grantee Tax and	Mailing Address	: 4400 Will Roger	s Parkway	, Suite 300.	Oklahoma Ci	ty, OK 73108	
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