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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 003561

2014 JAN 21 AM 9: 21

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 321 IN NORTHGATE 5TH ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42 PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO ALL LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD.

Parcel Number(s) 45-10-01-404-025.000-034

Commonly known as: 1010 Van Buren Ave, Dyer, IN 46311

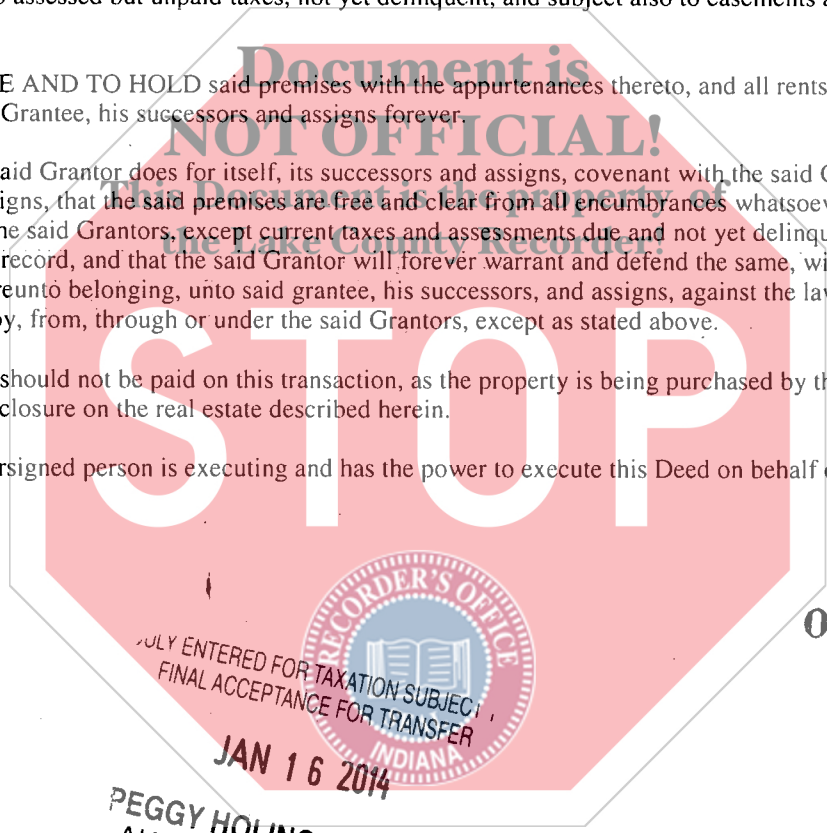
Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

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.



\*ra3962\*

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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\*3227583\*

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CK#  
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IN WITNESS WHEREOF, CitiMortgage, Inc. has caused this deed to be executed this 10<sup>th</sup> day of May 2013.

ATTEST:

CitiMortgage, Inc.  
Baowei Tao 5-10-2013  
Name: Baowei Tao  
Title: Vice President - Document Control

STATE OF NEVADA )  
                                  ) SS:  
COUNTY OF CLARK )

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

Baowei Tao as Vice President - Document Control

respectively of CitiMortgage, Inc., and acknowledge the execution of the foregoing Special Warranty Deed for and on behalf of said entity, and who, having been duly sworn, 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 10<sup>th</sup> day of May 2013.

This Document is the property of  
the Lake County Board of Commissioners

**MICHAEL A. DE HOYOS SR.**  
Notary Public - Notary Seal  
State of Nevada  
Clark County  
Commission #12-8035-1  
My Commission Expires May 25, 2016

Michael A. De Hoyos Sr. 5.10.2013  
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. - April Pinder (29045-49)

This instrument prepared by: Reisenfeld & Associates, LPA LLC - April Pinder (29045-49)

3962 Red Bank Road, Cincinnati, OH 45227

File No: 11-08771-1

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

