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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 003648

2014 JAN 21 AM 9:47

MICHAEL B. BROWN  
RECORDER

**CORPORATE SPECIAL WARRANTY DEED**  
(Parcel No. 45-24-07-300-004.000-007)

THIS INDENTURE WITNESSETH, That CitiMortgage, Inc. ("Grantor"), CONVEYS AND WARRANTS to Jacky Virgin and Kathyne Virgin, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Part of the East 50 acres of the Southwest 1/4, lying West of the Westerly right of way line of the Chicago, Indianapolis and Louisville Railway Company and North of the Singleton Ditch described as follows:

Commencing at the intersection of the North line of said Southwest 1/4 and the Westerly right of way line of the Chicago, Indianapolis and Louisville Railway Company; thence South 28 degrees 26 minutes 08 seconds East, along said right of way line, 433.53 feet to the Point of Beginning; thence continuing South 28 degrees 26 minutes 08 seconds East, along said Right of Way line 353.43 feet; thence South 00 degrees 05 minutes 25 seconds East, 254.80 feet; thence North 89 degrees 21 minutes 45 seconds West, parallel with the North line of said Southwest 1/4, 425.28 feet; thence North 00 degrees 05 minutes 25 seconds West, 563.73 feet; thence South 89 degrees 21 minutes 45 seconds, East parallel with the North line of said Southwest 1/4, 257.46 feet to the Point of Beginning, all in Section 7, Township 32 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana.

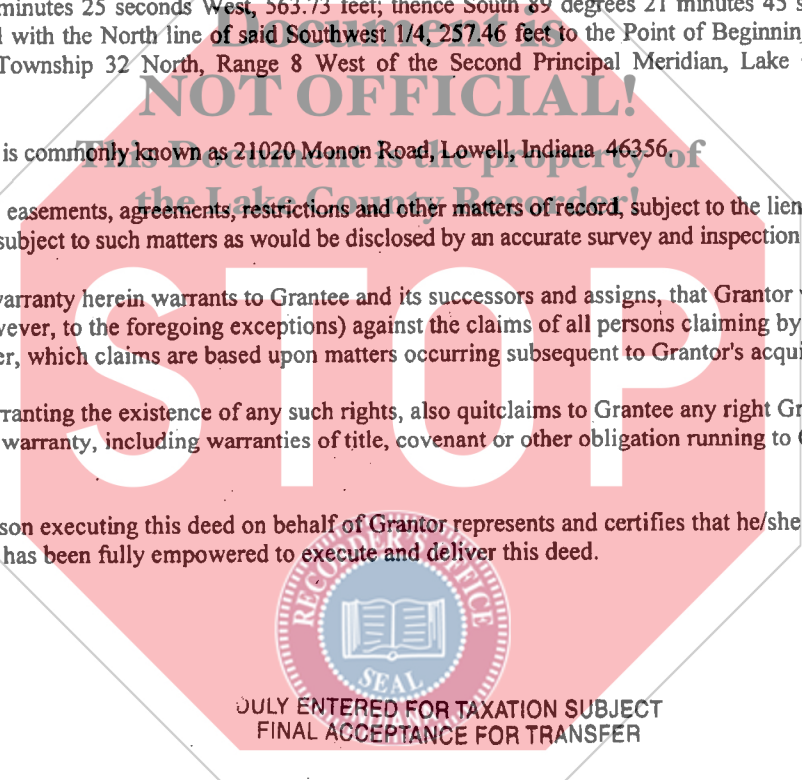
The address of such real estate is commonly known as 21020 Monon Road, Lowell, Indiana 46356.

Subject to any and all easements, agreements, restrictions and other matters of record, subject to the lien for real property taxes not delinquent, rights of way, and subject to such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this deed.



JAN 17 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, Grantor has executed this deed this 3 day of December 2013

GRANTOR: CitiMortgage, Inc.

By: National Default REO Services, LLC, a Delaware limited liability company, d/b/a First American Asset Closing Services, as its attorney-in-fact

By: Carrie Medvedoff

Printed: Carrie Medvedoff

Title: V.P.

STATE OF California  
COUNTY OF Riverside

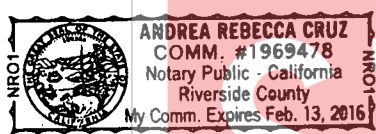
SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Carrie Medvedoff the V.P. for National Default REO Services, LLC, d/b/a First American Asset Closing Services, the attorney-in-fact for CitiMortgage, Inc., who acknowledged the execution of the foregoing Corporate Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3 day of December, 2013.

My Commission Expires: 2-13-16

NOT OFFICIAL!  
This Document is the property of  
the Lake County Recorder



Andrea Rebecca Cruz Notary Public  
Printed Andrea Rebecca Cruz  
Resident of Riverside County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address for tax statements is: 21020 Monon Road, Lowell, Indiana 46356

After recording, return to Grantee at: 21020 Monon Road, Lowell, Indiana 46356

3404 E Kentucky  
Beecher IL 63368

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