

LIMITED WARRANTY DEED  
45-11-26-102-016.000-032

THIS INDENTURE WITNESSETH, that PHH Mortgage Corporation, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to Christina M. Warmac, an adult (hereafter referred to as "Grantee"), of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

LOT 30, IN BLOCK 2, IN SCHERERVILLE HEIGHTS, SECTION NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. (Hereafter "Real Estate").

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 8506 Lee Street, Crown Point, IN 46307. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the VP (title) of PHH Mortgage Corporation.

Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

Grantor's warranties hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 12 day of December, 2013.

PHH Mortgage Corporation,

By: John J. O'Connor (name)  
Vice President (title)  
(Company)

STATE OF IN )  
COUNTY OF Bud ) SS:

Before me a Notary Public in and for said County and State, personally appeared PHH Mortgage Corporation, who acknowledged the execution of the foregoing Deed for an 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 12 day of December, 2013.

My Commission Expires: \_\_\_\_\_

Residing in Bud County

Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana  
Return deed and tax statements to 8506 Lee St., Crown Point, IN 46307  
Grantees Mailing Address: 8506 Lee St., Crown Point, IN 46307

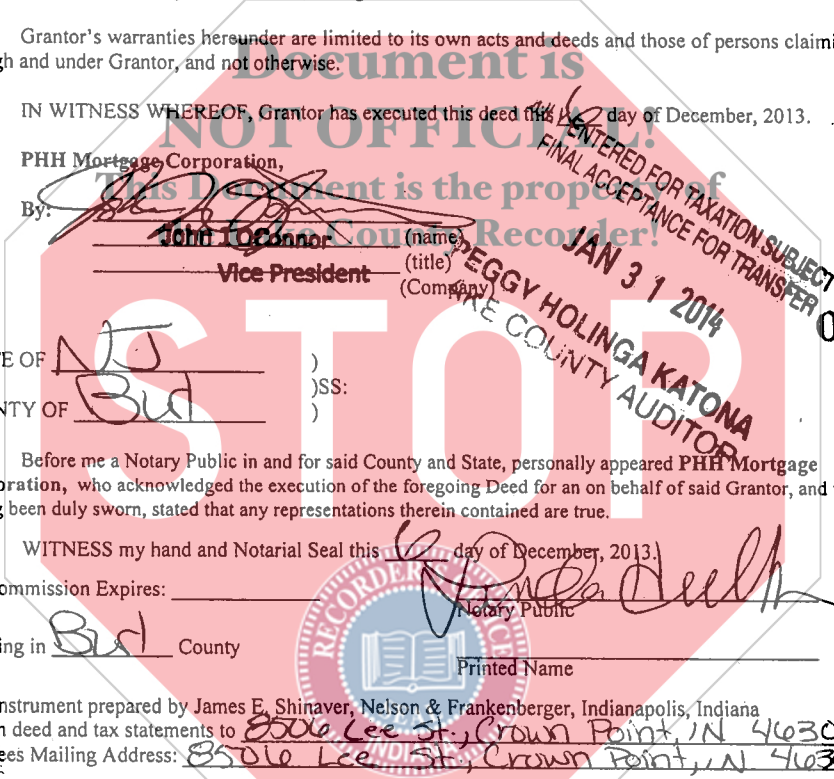
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver

LINDA HULLER  
Commission # 2300415  
Notary Public, State of New Jersey  
My Commission Expires  
May 19, 2018

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD



17.00  
6297  
PP