

2014 007564

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 10 AM 9:06
MICHAEL S. BROWN
RECORDER

State of Indiana

FHA Case No.: 151-833372

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to **JOSHUA GARCIA** (hereinafter called "Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of LAKE to-wit:

Lot 13 in Triangle Park, in the City of Hammond, as per plat thereof recorded in Plat Book 34, page 62 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-07-07-478-030.000-023

Property Address: 7212 Birch Ave, Hammond, IN 46324

Tax Mailing Address: 6720 Indianapolis Blvd, Hammond, IN 46324

Grantee Address: 6720 Indianapolis Blvd, Hammond, IN 46324

THIS DEED IS NOT TO BE EFFECTIVE UNTIL JANUARY 29, 2014

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

BUYER(S) ACKNOWLEDGEMENT:

Joshua Garcia
Joshua Garcia

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 07 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

20695

M =
\$18.00
54938

3

Secretary of Housing and Urban Development

By Jennifer Lee
Signature
Jennifer Lee
Print

Jennifer Lee
As HUD's Designated Agent

Title: Designated Signatory for
Ofori and Associates,
HUD's Asset Management Company

Jennifer Lee
As HUD's Designated Agent

STATE OF GA
COUNTY OF Fulton

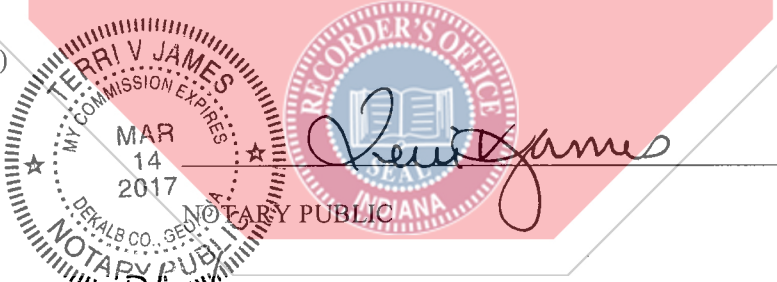
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This Document is the property of the Lake County Recorder!

Jennifer Lee

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, a Designated Signatory for Ofori and Associates and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 01-29-14 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal, this 27th day of Jan, 2014.

(OFFICIAL SEAL)



My Commission Expires: 3/14/17

County of Residence: DeKalb

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.
Jeffrey R. Slaughter, Attorney at Law, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250

This instrument was prepared by:
Jeffrey R. Slaughter, Attorney at Law
8310 Allison Pointe Boulevard, Suite 204
Indianapolis, Indiana 46250
Telephone (317)-579-0816