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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 016811

2014 MAR 24 AM 9:37

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth that **HSBC MORTGAGE SERVICES, INC.**, ("Grantor"), *Conveys and Specially Warrants* to **MITCH PROPERTIES, LLC**, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described real estate in Lake County, State of Indiana:

Lots 52 and 53 and the East 1/2 of Lot 54 in Baldwin Manor Subdivision to Hammond as per plat thereof, recorded in Plat Book 29, page 39 in the Office of the Recorder of Lake County, Indiana.

Property Address: 928 Spruce St., Hammond, IN 46324 (hereinafter referred to as the "Real Estate").

Grantee's Address: 18609 Burnham Ave., Lansing, IL 60438

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public right of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has executed this deed this 27 day of January, 2014.

HSBC MORTGAGE SERVICES, INC.

By: Beverly R. Strickland
Printed: Beverly R. Strickland
Title: Vice President and Asst. Secretary
Administrative Services Division

ULY ENTERED FOR TAXATION
FINAL ACCEPTANCE FOR TRANSFER

MAR 20 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 20⁰⁰
CASH _____ CHARGE _____
CHECK# 15009
21598
COPIES _____
NON-CONF _____
DEPUTY SP

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

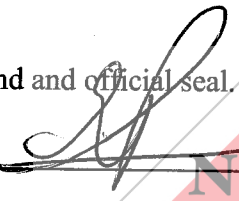
County of LOS ANGELES

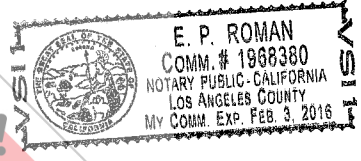
On JANUARY 27, 2014 before me, E. P. Roman, Notary Public
(Here insert name and title of the officer)

personally appeared BEVERLY R STRICKLAND

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she /they executed the same in his her /their authorized capacity(ies); and that by his her /their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT	
Title of document or description <small>(Title or description of attached document)</small>	
Title or description continued <small>(Title or description of attached document continued)</small>	
Number of Pages _____	Document Date _____
<small>(Additional information)</small>	

CAPACITY CLAIMED BY THE SIGNER	
<input type="checkbox"/> Individual (s)	
<input type="checkbox"/> Corporate Officer	
<small>(Title)</small>	
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Other _____	

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me,

(insert name and title of the officer) personally appeared

_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social
Security number in this document, unless required by law. Alan F. Kolb, Attorney at Law

This Instrument Prepared By: Alan F. Kolb, Attorney at Law, 30 S. Meridian Street, Suite 600, Indianapolis, IN
46204 Phone: (317) 681-6090, Fax: (317) 681-6091, E-mail: alankolbets@aol.com

Send Tax Statements to: 18609 Burnham Ave., Lansing, IL 60438

Grantee's Address: SAME

