

STATE DA INC. LAXO COUNT / FILED NOR RECORD

2014 079029

2014 DEC 12 AM 9: 14

MICHAEL J. BAOWN RECORDER

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Bank of America, N.A., hereinafter referred to as "Grantor", whose address is 7105 Corporate Drive PTX C-35, Plano, TX 75024, 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 1, BLOCK 2, SUNRISE SUBDIVISION, CITY OF GARY, AS SHOWN IN PLAT BOOK 32, PAGE 77, LAKE COUNTY, INDIANA. SUBJECT TO ALL LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD.

Parcel #: 45-09-04-428-001.000-004

More commonly known as: 601 South Wayne Street, Gary, IN 46403

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.

SINAL ACCEPTANCE FOR TRANSFER

AKE COUNTY AUDITOR

016953

#186495 #18.00

601 South Wayne Street, Gary, IN 46403

\* 4 0 3 2 9 0 4 \*

IN WITNESS WHEREOF, Bank o	of America, N.A. has caused this deed to be executed this 17 day of
ATTEST: Bank or	f America, N.A.
2-13-14	
	Manay - would zizi4
Name: SANORA LYN PATEWSKI Title: ASSISTANT VICE PRESIDENT	Name: HINDMAY NICHOUGHTCHENOR
Title: HSS157HN7 VICE PRESIDENT	Title: ASSISTANT VICE Pregident
STATE OF: PENNAYUVANIA )	
) SS:	
COUNTY OF: Allegheny )	
Before me, a Notary Public in an	d for said County and State, personally appeared
UNDAY NICHOW TICHENOR	DO as AGAINTANT VICE DUEGIDENT.
	OT OFFICIAL!
respectively of Bank of America, N.A., and	as acknowledge the execution of the foregoing Special Warranty Deed for and on
behalf of said entity, stated that the represen	ntation therein contained are true and correct, to the best of their knowledge,
information and belief. the	Lake County Recorder!
IN WITNESS THEREOF, I have hereunto s	set my hand and Notarial Seal this 17 day of FEDVNAVY 2014.
Plac	e Notary Stamp Here 1888
Mit Se Mill	
Notary Public	
I affirm, under the penalties for perjury, that	t I have taken reasonable care to redact each social security number in this
document, unless required by law. – April P	
This instrument prepared by: Reisenfeld & A	Associates, LPA LLC - April Pinder (29045-49)
3962 Red Bank Road, Cincinnati, OH 4522	
File No: 08-09347-1	TEAL TO THE TEAL THE TEAL TO T
Grantee Tax and Mailing Address: 440	0 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108
COMMONWEALTH OF PENNSYLVANIA  Notarial Seal	
Aaron K. Nixon, Notary Public	
Dormont Boro, Allegheny County My Commission Expires July 19, 2016	
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES	

601 South Wayne Street, Gary, IN 46403