

2015 024724

2015 APR 24 AM 9:32

MICHAEL B. BROWN
RECORDER

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MAIL TAX STATEMENTS TO:
U.S. Department of Housing and Urban Development
Michaelson, Conner, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

SPECIAL WARRANTY DEED

Hansen-084342F01/WFF

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank, N.A., hereinafter referred to as "Grantor", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to the Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lot 7 in Block 2 in Resubdivision on Sunshine Addition to Hammond, as per plat thereof, recorded in Plat Book 28, page 31, in the Office of the Recorder of Lake County, Indiana.

More commonly known as 3320 175th St, Hammond, IN 46323-2711
Parcel No. 45-07-15-151-011.000-023

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, its 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 payable and not yet delinquent, and easements and restrictions of record, and that the said Grantors will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction. The undersigned person executing this Deed on behalf of said Grantor represents and certifies that he/she has been fully empowered, by proper Resolution of the Board of Directors of said Grantor, to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that the Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

LAKE COUNTY AUDITOR
JOHN E. PETALAS

APR 23 2015

DUTY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

01769

AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 1174137
OVERAGE _____
COPY _____
NON-COM _____
CLERK _____

E

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. has caused this deed to be executed this 11th day of February, 2015.

Wells Fargo Bank, N.A.

BY: [Signature]
BY: ROSE K. KLEINDL of Feiwell & Hannoy, P.C.,
Attorneys In fact for Wells Fargo Bank, NA under POA
recorded July 2, 2013 as Instrument No. 2013 048262

STATE OF IN)
COUNTY OF MARION) SS.

Before me, a Notary Public in and for said County and State, personally appeared ROSE K. KLEINDL, as Attorney in Fact for Wells Fargo Bank, NA and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11th day of February, 2015.

[Signature]
Notary Public

My Commission Expires: _____

My County of Residence: _____

Grantee's Address:
U.S. Department of Housing and Urban Development
Michaelson, Conner, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108



This instrument prepared by ROSE K. KLEINDL, Attorney at Law.

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.

By: Rose Taylor Feiwell & Hannoy, P.C.