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2015 031481

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 MAY 21 AM 9:13

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Sojourners Title Agency
3962 Red Bank Rd.
Cincinnati, OH 45227
REF0154603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-07-07-352-040.000-023

SPECIAL WARRANTY DEED

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18, whose mailing address is c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129, hereinafter Grantor, for Sixty Five Thousand and 00/100 Dollars, \$65,000.00, in consideration paid, conveys and specially warrants to **Adriana Torres, married**, hereinafter Grantee(s), the real property described on Exhibit A and known as **7216 Maplewood Avenue, Hammond, IN 46324**, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

DULY ENTERED FOR TAXATION SUBJECT
Prior instrument reference 2013-023996

MAY 20 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

20501

AMOUNT \$ 22 -
 CASH _____ CHARGE _____
 CHECK # 49395
 OVERAGE _____
 COPY _____
 NON-COM _____
 CLERK MM

←

Executed by the undersigned on 5 day of May, 2015:

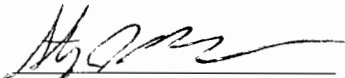
GRANTOR:

**The Bank of New York Mellon FKA The Bank of New York,
as Trustee for the certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-18 by Specialized
Loan Servicing, LLC as Attorney in Fact**

By: _____
Name: **JEFF HARNISH, ASST. VICE PRESIDENT**
Title: **SPECIALIZED LOAN SERVICING LLC, ATTORNEY IN FACT**

STATE OF COLORADO
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 5 day of May, 2015 by Jeff Harnish (name) its AVP (title) on behalf of **Specialized Loan Servicing, LLC as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

**STEPHEN J. MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154011058
MY COMMISSION EXPIRES 03/18/2019**

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.

This instrument prepared by: _____

Joel F. Bornkamp (27410-49), Attorney at Law

3962 Red Bank Rd., Cincinnati, OH 45227

Send tax statements to Grantee at: **2105 Robinwood Boulevard, Schererville, IN 46375**

Exhibit A
Legal Description

Lot 7, in Block 2, in Edison Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 30, page 89, in the Office of the Recorder of Lake County, Indiana.

Parcel # 45-07-07-352-040.000-023

Commonly known as: 7216 Maplewood Avenue, Hammond, IN 46324

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.