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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032129

2015 MAY 27 AM 9:06

MICHAEL B. DROVE
RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, PHH Mortgage Corporation, whose principal tax mailing address is: 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration received to its full satisfaction of Secretary of Housing and Urban Development, the Grantee, whose principal tax mailing address is 4400 Will Rogers Parkway, Oklahoma City, OK 73108, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantees, their heirs and assigns, the following described real estate in Hammond, Lake County, Indiana, to-wit:

Legal Description: Attached Hereto as Exhibit A
State Parcel Number: 45-07-08-354-002.000-023 and 45-07-08-354-001.000-023
Property Address: 1630 172nd Street, Hammond, IN 46324
Tax Mailing Address: 4400 Will Rogers Parkway, Oklahoma City, OK 73108
Prior Deed Reference: Instrument No. 2014-082017

SUBJECT, HOWEVER, to all valid easements, restrictions, covenants, conditions and ordinances.

TO HAVE AND HOLD the said premises, with all singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantees forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the Grantor, PHH Mortgage Corporation, has caused these presents to be executed in its name, by its proper officials thereunto duly authorized, this 15 day of April, 2015.

By: Joseph DeStasio Vice President



Alc Holt
Alc Holt

012374

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 26 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 20
CASH _____ CHARGE _____
CHECK # 12006102
OVERAGE _____
COPY _____
NON-COM _____
CLERK RN

E

A.J. GKM.
Witness **Theresa Ang**

State of New Jersey)
)
Burlington County) ss.

Before me, a Notary Public, in and for said County and State, personally appeared the above named PHH Mortgage Corporation, By Joseph DeStasio, its Vice President who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 15 day of April, 2015.

Document is NOT OFFICIAL!

Prepared By: Mollie Shepherd
Shapiro, Van Ess, Phillips & Barragate, LLP
4805 Montgomery Road, Suite 120
Norwood, OH 45212
Our# 14-012902 FC01

This Document is the property of the Lake County Recorder!

NOTARY PUBLIC P. HARDEN
NEW JERSEY
Commission Expires 4/17/2018

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

Mollie Shepherd

Mollie Shepherd



EXHIBIT A

PARCEL 1:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2nd PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SOUTHEASTERN AVENUE, SAID POINT, BEING NORTH 37 DEGREES 15 MINUTES WEST 735.4 FEET FROM THE INTERSECTION OF SOUTHEASTERN AVENUE WITH THE SOUTH LINE OF SAID 1/4 SECTION; THENCE NORTH 52 DEGREES 45 MINUTES EAST 87.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SOUTHEASTERN AVENUE, 82.75 FEET TO THE SOUTH LINE OF 172nd STREET; THENCE WEST ALONG THE SOUTH LINE OF 172nd STREET AND EXTENDED 109.95 FEET TO THE CENTER LINE OF SOUTHEASTERN AVENUE; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SOUTHEASTERN AVENUE 149.99 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A POINT THAT IS FOUND BY GOING NORTH 37 DEGREES 15 MINUTES WEST ON THE CENTER LINE OF SOUTHEASTERN AVENUE FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 735.4 FEET; THENCE NORTH 52 DEGREES 45 MINUTES EAST 87.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 52 DEGREES 45 MINUTES EAST 45.02 FEET; THENCE NORTH 37 DEGREES 15 MINUTES WEST 32.96 FEET; THENCE NORTH 89 DEGREES 33 MINUTES WEST 82.30 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 172nd STREET (AS EXISTS THIS DATE); THENCE SOUTH 57 DEGREES 15 MINUTES EAST 83.05 FEET TO THE PLACE OF BEGINNING.

