

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032134

2015 MAY 27 AM 9:16

MICHAEL B. BROWN
RECORDER

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Freedom Home Mortgage Corporation dba Freedom Home Mortgage Corporation, hereinafter referred to as "Grantor", whose address is 907 Pleasant Valley Avenue, Suite 3, Mount Laurel, NJ 08054 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 12 IN ROLLING ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
SUBJECT TO ALL LIENS, ENCUMBRANCES, AND EASEMENTS OF RECORD.

Parcel #: 45-12-14-301-013.000-046

More commonly known as: 1802 E 73rd Ave, Merrillville, IN 46410

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 is executing and has the power to execute this Deed on behalf of said entity.



*18. -
ck-355340
Dr*

