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2015 059430

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 SEP -2 AM 8:38

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

518286

THIS INDENTURE WITNESSETH, **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A.** as successor to **JPMorgan Chase Bank, N.A.**, as Trustee for **Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-SP2**, by **Ocwen Loan Servicing, LLC** as attorney in fact (*Grantor*), CONVEYS AND SPECIALLY WARRANTS to **Fatima D Vazquez, a married person, as her sole and separate property (Grantee)**, for the sum of THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$33,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in 46323 County, State of Indiana, to-wit:

THE SOUTH 50 FEET OF LOT 4, BLOCK 8, HARTMAN'S GARDENS, 2ND ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE 9, IN LAKE COUNTY, INDIANA.

Common Address: 6831 California Avenue, Hammond, Indiana 46323

Parcel ID No.: 45-07-09-280-009.000-023

Grantee takes subject to taxes assessed in 2014, payable in 2015, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

014890

AUG 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 18-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 179480  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK AR

E

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 16 day of JUNE, 2015.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-SP2, by Ocwen Loan Servicing, LLC as attorney in fact

By: Jose Manrique  
Title: Contract Management Coordinator

STATE OF FLORIDA )  
COUNTY OF PAIM BEACH )

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2015, by Jose Manrique, the \* (title) of Ocwen Loan Servicing, LLC, as Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-SP2, who is personally known to me or who has produced as identification and who did did not take an oath. **POA recorded simultaneously herewith.**

Personally Known To Me

MY COMMISSION EXPIRES:

5/8/18

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!

Notary Public State of Florida  
Shilundra Lidell  
My Commission FF 121357  
Expires 05/08/2018

Shilundra Lidell  
NOTARY PUBLIC, a resident of Palm Beach County  
NAME PRINTED: \_\_\_\_\_

**STOP**

**Special Warranty Deed**  
6831 California Avenue  
Hammond, Indiana 46323  
Parcel No. 45-07-09-280-009.000-023  
POA recorded simultaneously herewith

Loan # 810004761  
**Grantee's Address and After Recording Return To:**  
Fatima D Vazquez  
6804 Grand Avenue  
Hammond, Indiana 46323

**Send Subsequent Tax Bills To:**  
Fatima D Vazquez  
6804 Grand Avenue  
Hammond, Indiana 46323

**This instrument was prepared by:**  
Leila Hansen, Esq.  
9041 South Pecos Road Suite 3900  
Henderson, Nevada 89074

This instrument was prepared by Leila Hansen, Esq., Notary, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

**Return to: Dawn Tetlak/LRS**  
5455 Detroit Rd, STE B  
Sheffield Village, OH 44054  
440-716-1820

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