

STATE OF INDIANA
LAKE COUNTY
FILED FOR PARCELS

2015 069500

2015 OCT 13 AM 9:52

MICHAEL B. BROWN
RECORDER

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Parcel No: 45-07-07-330-040.000-023

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Federal Home Loan Mortgage Corporation** ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to **Diana Alvarez** ("Grantee"), the following described real estate located in Lake County, State of Indiana:

The East 42.5 feet of Lot 15 in Birdview Addition to Hammond, as per plat thereof, recorded in Plat Book 20, page 26 in the Office of the Recorder of Lake County, Indiana.
Commonly known as: **1123 170th Place, Hammond, IN 46324**

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2014 and payable in 2015 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of Grantor, but none other.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered 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of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has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.



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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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This instrument prepared by Barry T. Barnes, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company, Inc. under commitment number 14005623-F.

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. -Barry T. Barnes

Return deed to Statewide Title Company, Inc., Escrow Dept., 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.

