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2017 006995

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB -1 AM 9:09

MICHAEL B. BROWN
RECORDER

**After Recording Return To &
Mail Tax Statements to Grantee:**

Andrea Carolina Galvez Ortiz
6923 Patricia Lane
Hammond, IN 46323

Property Tax ID#: 45-06-01-256-016.000-023

Ref.#: 10539116

SPECIAL WARRANTY DEED

This indenture made on this 11 day of February, 2017, witnesseth that CITIMORTGAGE, INC., whose address is 1000 Technology Drive, O'Fallon, MO 63368, conveys and warrants to ANDREA CAROLINA GALVEZ ORTIZ of 6923 Patricia Lane, Hammond, IN 46323, for and in consideration of Nineteen Thousand and 00/100 Dollars (\$19,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 505 Highland Street, Hammond, IN 46320

This being the same property conveyed to Grantor herein by Deed Recorded on 02/13/2014, as Instrument No. 2014 008437, Lake County Records.

Subject to all easements and rights of way of record, if any.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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.

[Signature]
Signature

Lisa Hanus
Printed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

ck. 127324
2017
[Signature]
020813

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-7-22.5-6. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-7-22.5-1 et seq. is required.

IN WITNESS WHEREOF, Grantor has executed this deed this 11 day of January 2017.

CITIMORTGAGE, INC., BY NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A FIRST AMERICAN ASSET CLOSING SERVICES, ITS TRUE AND LAWFUL ATTORNEY-IN-FACT

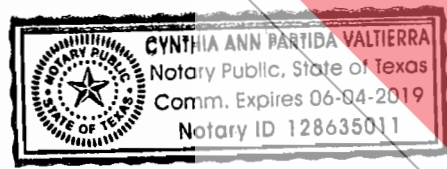
By: Jamney Davis Title: VP

Printed Name Jamney Davis

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

STATE OF ~~INDIANA~~ TEXAS } ss Acknowledgement
COUNTY OF DALLAS }

Subscribed and sworn to before me, the undersigned notary public, on this 11 day of January, 2017, by Jamney Davis, who is a/the VP of CITIMORTGAGE, INC., by National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, its true and lawful Attorney-in-Fact, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.



NOTARY PUBLIC
Cynthia Ann Partida Valtierra
[Signature]
Cynthia Ann Partida Valtierra
[Print name]

Resident of DALLAS County, ~~Indiana~~ Texas

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by: Express Legal Dox, LLC c/o CitiMortgage, INC (Grantor)
11100 66th Street North, Suite 28, Largo, FL 33773 - Phone: 1-866-878-9765

Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA, TO-WIT:

LOTS 1 AND 2 IN BLOCK 2 IN HIGHLAND PARK ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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