

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 047936

2017 AUG -2 AM 9:01

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

g

THIS INDENTURE WITNESSETH, **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C, by Ocwen Loan Servicing, LLC as attorney in fact (Grantor)**, CONVEYS AND SPECIALLY WARRANTS to **O Properties LLC, an Indiana Limited Liability Company (Grantee)**, for the sum of SEVENTY-ONE THOUSAND THREE HUNDRED FIFTY-NINE AND NO/100 DOLLARS (\$71,359.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana to-wit:

LOT 120, THE PARK 3RD ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 36 PAGE 85, IN LAKE COUNTY, INDIANA.

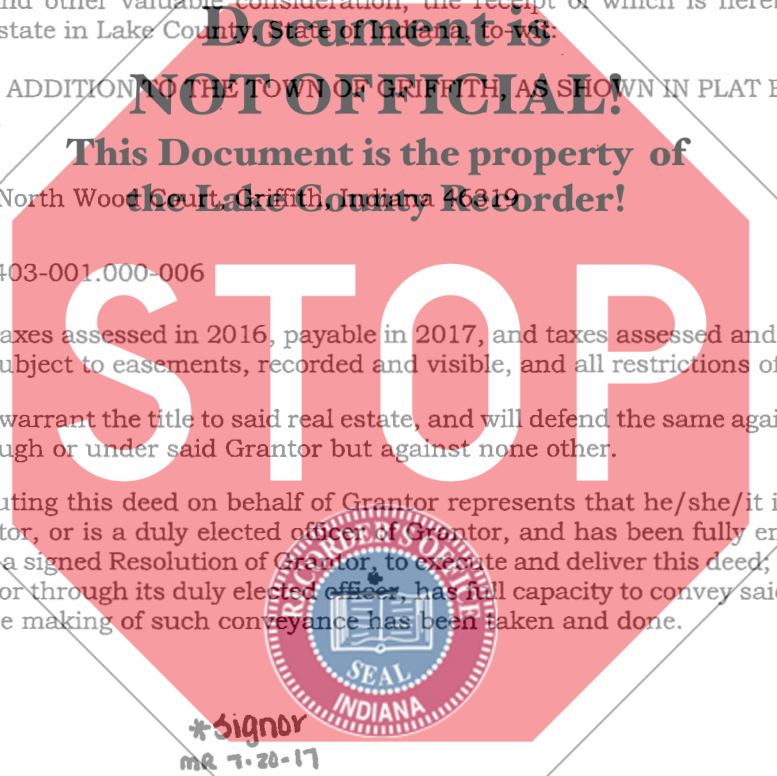
Common Address: 1223 North Wood Court, Griffith, Indiana 46119

Parcel ID No.: 45-07-26-403-001.000-006

Grantee takes subject to taxes assessed in 2016, payable in 2017, 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 officer 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 officer, 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

JUL 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.6
Ac-1 000000037
J

040901

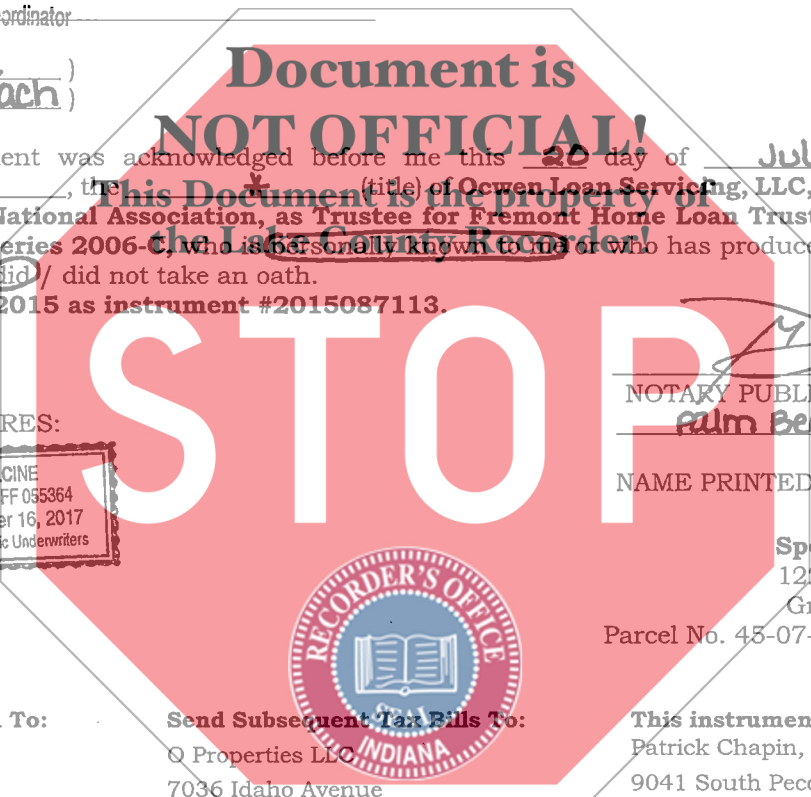
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20 day of July, 2017.

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C, by Ocwen Loan Servicing, LLC as attorney in fact

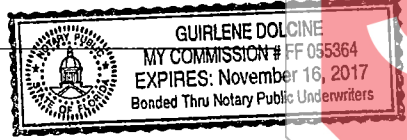
By: M. Rivera Moraima Rivera
Title: * Contract Management Coordinator

STATE OF Florida
COUNTY OF palm beach

The foregoing instrument was acknowledged before me this 20 day of July, 2017, by Moraima Rivera, the (title) of Ocwen Loan Servicing, LLC, as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C, who is personally known to me or who has produced _____ as identification and who did / did not take an oath.
POA recorded 12/29/2015 as instrument #2015087113.



MY COMMISSION EXPIRES:



Guirle Dolcine
NOTARY PUBLIC, a resident of palm beach County
NAME PRINTED: Guirle Dolcine

Special Warranty Deed
1223 North Wood Court
Griffith, Indiana 46319
Parcel No. 45-07-26-403-001.000-006

Grantee's Address and After Recording Return To:
O Properties LLC
7036 Idaho Avenue
Hammond, Indiana 46323

Send Subsequent Tax Bills To:
O Properties LLC
7036 Idaho Avenue
Hammond, Indiana 46323



This instrument was prepared by:
Patrick Chapin, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

This instrument was prepared by **Patrick Chapin, Esq.** 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.
Patrick Chapin, Esq.

Loan No. 7090638813