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I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL.

[Signature]
MICHAEL A. BROWN
RECORDER

2009 081622

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 DEC -9 AM 10:18

MICHAEL A. BROWN
RECORDER

Send Tax bills and Grantees Address:
7435 Magoun Ave.
Hammond, In 46324

Return to: Audrey D. Franklin

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that AMTRUST BANK fka OHIO SAVINGS BANK, a federal savings bank (the "Grantor"), 200 Ohio Savings Plaza, 1801 East Ninth Street, Cleveland OH 44114, claims title by or through of the records of LAKE County, INDIANA, for and in consideration of TEN Dollars (\$10) and other good and valuable consideration received from AUDREY D. FRANKLIN, successors and/or assigns as their respective interests may appear (the "Grantee"), whose tax mailing address will be 7435 Magoun Ave Hammond, In 46324 does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in LAKE County, INDIANA particularly described as follows:

Situated in the State of INDIANA, County of LAKE and in the city of HAMMOND:

LOTS 22, 23 AND THE NORTH 1/2 OF LOT 24, BLOCK 25, UNIT 7 OF WOODMAR, HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16 PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Parcel: 45-07-17-131-018, 000--033
Address: 7435 MAGOUN AVENUE HAMMOND, IN 46324

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Limited Warranty Deed as of 11/24/09.

Signed and Acknowledged
in the Presence of:

[Signatures of witnesses]

AmTrust Bank, a federal savings bank

[Signature]
THERESA HOKE
REAL ESTATE ASSET SPECIALIST

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 24TH day of November, 2009, personally appeared the above named Theresa Hoke, Real Estate Asset Specialist of AmTrust Bank, a federal savings bank, who acknowledged to me that, with due authorization and as such officer, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said federal savings bank.

[Signature]
Notary Public
My Commission expires on _____

#16
MT
CUT

(SEAL)

This instrument Prepared By:
AmTrust Bank
200 Ohio Savings Plaza
1801 East Ninth Street
Cleveland OH 44114

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2009
PEGGY HOLINGA
LAKE COUNTY AUDITOR



KATHLEEN SHELTON
Notary Public, State of Ohio
My Commission Expires
July 23, 2014

931897

HOLD FOR MERIDIAN TITLE CORP

014323