

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 OCT 14 AM 10:17

Parcel No.: 45-07-22-380-016.000-026

Grantee and Tax Mailing address
1900 Indianapolis Blvd.
Whiting, IN 46394
2010 059721

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

RECORDER HUMAN

THIS INDENTURE WITNESSETH, that **MATTHEW SOPIARZ and JEANNE SOPIARZ**, husband and wife, individually as Guarantor, (Grantor) of Lake County in the State of Indiana CONVEYS AND WARRANTS TO: **LIBERTY SAVINGS BANK, FSB**, a financial institution organized under the laws of the United States of America (Grantee), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, State of Indiana, more particularly described as follows:

Lot Numbered Twelve (12) in Zyp's Addition to Highland, as per plat thereof, recorded in Plat Book 20, page 41 in the Office of the Recorder of Lake County, Indiana and that part adjoining Lot 12 on the North of the South Half of the vacated part of an alley adjoining the East 74 Feet of the West 202 feet of Outlot "B" in Zyp's Addition to the South.

commonly known as 3533 Ridge Road, Highland, Lake County, Indiana 46322 (the "Real Estate"), subject to real estate taxes due and payable, easements and restrictions of record.

This conveyance of the Real Estate shall not extinguish or release the liens of Grantee, nor the debt which such liens secure, nor merge the liens into the fee simple title conveyed hereby.

This Special Warranty Deed is an absolute conveyance of title in fact as well as form and is not intended as a mortgage, trust conveyance or security of any kind, and Grantors represent that (i) the fair market value of the Real Estate does not exceed the amount of the outstanding indebtedness secured by the liens in favor of Grantee or other parties, and (ii) this Special Warranty Deed represents and certifies, for purposed of inducing Grantee to accept this Special Warranty Deed, that they acknowledge the execution of the foregoing instrument, are fully empowered to execute and deliver this Special Warranty Deed, have full capacity to convey the Real Estate and that all necessary action for the making of such conveyance has been made.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8th day of October, 2010.

Matthew Sopiartz
Matthew Sopiartz

Jeanne Sopiartz
Jeanne Sopiartz

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of October, 2010, personally appeared: Matthew Sopiartz and Jeanne Sopiartz, husband and wife, and acknowledged the execution of the foregoing instrument as their free and voluntary act, and stated that all representations therein contained are true.



David E. Mears
David E. Mears, Notary Public

This instrument prepared by David E. Mears, Attorney at Law, 3527 Ridge Road, Highland, Indiana 46322, (219) 972-0990, Attorney I.D. # 9119-45

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by Law.

David E. Mears
David E. Mears

**MERIDIAN TITLE CORPORATION
HAS MADE AN ACCOMODATION
RECORDING OF THIS DOCUMENT**

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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