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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 018873

2011 MAR 31 PM 2:18

MICHELLE FAHMAN  
RECORDER

[this space for recording information]

After Recording Return to:

RETURN TO:  
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219  
1-800-316-4682

Mail Tax Statements to:  
Indiana Title Network Trust Co. Trust #1002



Sidwell No.  
45-07-01-430-018.000-004

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.

*Kundra Potts*  
Kundra Potts

**SPECIAL WARRANTY DEED 11NR05819 (MF)**

This indenture made this 7<sup>th</sup> day of March, 2011, witnesseth that  
QUADRANT RESIDENTIAL CAPITAL II, LLC, a Texas limited liability company, GRANTOR with a  
business address of 833 Douglas Avenue, Suite 1350, Dallas, TX 75225 conveys with special warranty to  
INDIANA TITLE NETWORK TRUST CO., TRUST # 1002, GRANTEE, with a business address of 3348 Burr St, Gary IN 46406, for and in consideration of  
EIGHT THOUSAND and 00/100 DOLLARS (\$8,000.00) the receipt whereof is hereby acknowledged,  
the following Real Estate located in Lake County in the State of Indiana to-wit:

LOT 37 AND 38 IN BLOCK 4 OF NEW BRUNSWICK ADDITION, IN THE CITY OF  
GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 16, IN THE  
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO QUADRANT RESIDENTIAL  
CAPITAL II, LLC BY SHERIFF'S DEED RECORDED JUNE 15, 2010 AS INSTRUMENT  
NUMBER 2010-033964 IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 524 Matthews Street, Gary, Indiana 46406  
The legal description was obtained from a previously recorded instrument.

SUBJECT to taxes for the year 2011, and subject also to easements and restrictions of record.

This deed warrants title only against claims held by, through, or under the grantor, or against  
encumbrances made or suffered by the grantor, and it is not be held to warrant title generally against all  
persons.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and  
forever defend the title to the Property to the said Grantee against the lawful claims of all persons  
claiming by, through or under the Grantor, but no further or otherwise.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 31 2011

PEGGY HOLINGAKATON  
LAKE COUNTY AUDITOR

051830

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 041475  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK Rm

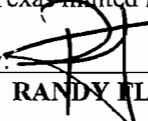
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AND the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represents and certifies that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 7<sup>th</sup> day of MARCH, 2011. [Recording state does not require witnesses.]

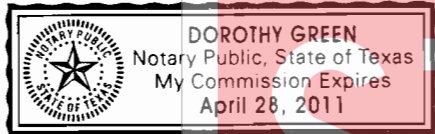
QUADRANT RESIDENTIAL CAPITAL II, LLC,  
a Texas limited liability company

By:   
RANDY FLEISHER, Manager

STATE OF Texas } COUNTY OF Dallas }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 7<sup>th</sup> day of March, 2011, the undersigned authority, personally appeared RANDY FLEISHER, who is the Manager of QUADRANT RESIDENTIAL CAPITAL II, LLC, on behalf of said company, with full authority to act for said company in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned company.

Witness my hand and notarial seal this 7<sup>th</sup> day of March, 2011.

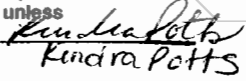


NOTARY PUBLIC  
  
[signature]

Grantee's street or rural route address is: \_\_\_\_\_

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared under the supervision of: P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.; 235 West Brandon Blvd., #191, Brandon, Florida 33511 1-866-755-6300

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.   
Kendra Potts