

2011 025513

2011 MAY -6 PM 2:30

MICHELLE S. JIMIAN
RECORDER

MAIL TAX BILLS TO:

Tax Key No. 45-07-28-129-002.000-026

Synergy Property Holdings, LLC, Grantee
Grantee's Address: First Midwest Bank

Attn: Other Real Estate Accounting
One Pierce Place - Suite 1500
P. O. Box 4169
Itasca, IL 60143-4169

WARRANTY DEED

This indenture witnesseth that **Jerry F. Fairchild** and **Julie A. Fairchild**, husband and wife, convey and warrant to **Synergy Property Holdings, LLC**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 6 in Block 1 in Hook's Second Addition to Highland, as per plat thereof, recorded in Plat Book 20 page 43, in the Office of the Recorder of Lake County, Indiana, EXCEPT the East 10 feet of the North 9.35 feet thereof, taken for alley purposes.
Commonly known as 8935 Richard Avenue, Highland, IN 46322.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. This consideration therefore is full release of all debts, notes, obligations, costs and charges except as provided in the Agreement for Deed and Estoppel and Solvency Affidavit heretofore subsisting on account and by the terms of a certain mortgages heretofore existing on the property herein conveyed, executed by Jerry F. Fairchild and Julie A. Fairchild, as mortgagees, dated October 1, 2003, and recorded October 8, 2003, as Document No. 2003 107867 in the Office of the Recorder of Lake County, Indiana, this conveyance completely satisfying said obligations and terminating said mortgages and the notes secured thereby and any effect thereof in all respects except that said principal sum of \$75,963.01 and the interest due and to accrue due thereon, shall not merge in the equity of redemption of said premises, but shall be kept alive and on foot as a charge thereon so as to protect mortgagee against all encumbrances, charges and estate, if any such there be, subsequent to said mortgages. Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than the agreements between grantors and grantee with respect to said land, the consideration to be paid to grantee by grantors, and the current status of title thereon.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 10⁰⁰
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK js

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MAY 06 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

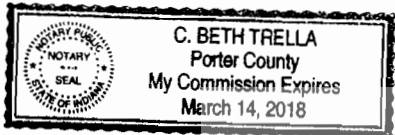
052657

Subject To: all unpaid real estate taxes and assessments for 2010 payable in 2011, and for all real estate taxes and assessments for all subsequent years.

Subject To: all covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

Grantors specifically warrant the title to said property against the lawful claims of any and all persons claiming or to claim the same or any part thereof by, through or under grantors.

Dated this 4th day of MAY, 2011.



Jerry F. Fairchild
JERRY F. FAIRCHILD

Julie A. Fairchild
JULIE A. FAIRCHILD

STATE OF INDIANA)
COUNTY OF LAKE)

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

Before me, the undersigned, a Notary Public in and for said County and State, this 4 of May, 2011, personally appeared Jerry F. Fairchild and Julie A. Fairchild, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

C. Beth Trella
, Notary Public

My Commission Expires: March 14, 2018
County of Residence: Porter

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. (David W. Westland)

This instrument prepared by: David W. Westland, #18943-64, Tauber Westland & Bennett P.C.
1415 Eagle Ridge Drive, Schererville, IN 46375, Phone: 219.865-8400