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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 041080

2012 JUN 21 AM 10: 25

MICHAEL J. FAJMAN  
RECORDER

Tax ID No.

45-12-15-303-018.000-030

12-19419 RED

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

Sovereign Bank, N.A, formerly known as Sovereign Bank, a federal savings bank

**CONVEY(S) AND WARRANT(S) TO**

Andrew James, for Sixty-six Thousand One Hundred Dollars (\$66,100.00) the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 75 in Fifield's Forest Hills Addition, as per plat thereof, recorded in Plat Book 25, page 1, in the Office of the Recorder of Lake County, Indiana, and a part of Lot 76 in Fifield's Forest Hills Addition, as per plat thereof, recorded in Plat Book 25, page 1 in the Office of the Recorder of Lake County, Indiana being more particularly described as follows: Commencing at the Southeast corner of said Lot 76, said point being the point of beginning; thence South 89°59'44" West, along the South line of said Lot 76, a distance of 150.00 feet, to the Southwest corner of said Lot 76; thence North, along the West line of said Lot 76, a distance of 0.78 feet to a point on the North side of an existing chain link fence; thence North 88°43'38" East on a line parallel to the existing chain link fence, a distance of 65.00 feet; thence North 87°48'31" East, along a line parallel to the North side of an existing concrete drive of Lot 75, a distance of 84.04 feet to a point on the East line of said Lot 76; thence South, along the East line of said Lot 76, a distance of 5.45 feet, to the point of beginning.


Subject to Real Estate taxes now due and payable and thereafter.  
Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that 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, the Grantor has executed this deed this 1<sup>st</sup> day of June, 2012

Sovereign Bank, N.A, formerly known as Sovereign Bank, a federal savings bank

  
By: Russell L. Hix  
Its: Assistant Vice President



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE CORP

JUN 19 2012

18:00

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

MT  
LR

23923

12-19419

State of Pennsylvania, County of Berks ss:

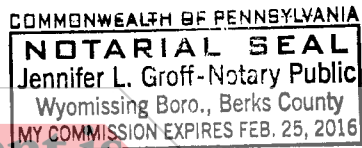
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell L. Hix, Assistant Vice President of Sovereign Bank, N.A., formerly known as Sovereign Bank, a federal savings bank, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1<sup>st</sup> day of June, 2012

My Commission Expires: 2/25/2016

Jennifer L. Groff  
Signature of Notary Public

Jennifer L. Groff  
Printed Name of Notary Public



Berks County, Pennsylvania  
Notary Public County and State of Residence

This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:  
14 Indian Trail, Merrillville, IN 46410

Grantee's Address and Mail Tax Statements To:  
14509 Clark St  
Crown Point, IN 46307

This Document is NOT OFFICIAL!  
This Document is to be filed with  
the Lake County Recorder!

File No.: 12-19419

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.

Terrri Ayers (Type or Print Name)

