

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 APR 24 PM 12: 36

MICHAEL B. BROWN
RECORDER

2013 029307

Commitment Number: 3096090

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Grantee Address/Tax Mailing Address: 914 MAY ST., HAMMOND, IN 46320-2157

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-03-31-355-010.000-023

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$14,000.00 (Fourteen Thousand Dollars and no Cents) in consideration paid, conveys and warrants, with covenants of special warranty, to MARGARITO JIMENEZ, hereinafter grantee, whose tax mailing address is 914 MAY ST HAMMOND IN 46320-2157, the following real property:

All that certain parcel of land situated in the County of Lake, State of Indiana described as: Lots Numbered 12 and 13, Block 4 as shown on the recorded plat of V.H. Messenger's Subdivision, City of Hammond, recorded in Plat Book 2, page 43 in the Office of the Recorder of Lake County, Indiana.
Property Address is: 914 MAY ST., HAMMOND, IN 46320-2157.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, together in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2012-087171

The Grantee (s), or purchaser (s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

002290

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J# 88360
CHE

Executed by the undersigned on 3-19, 2013:

BANK OF AMERICA, N.A.

By: _____

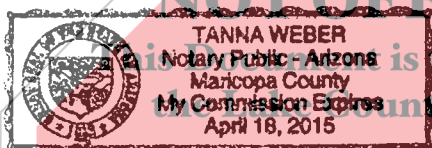
Name: ROSEANNE SILVESTRO

Its: AVP

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on 3-19, 2013 by ROSEANNE SILVESTRO its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public

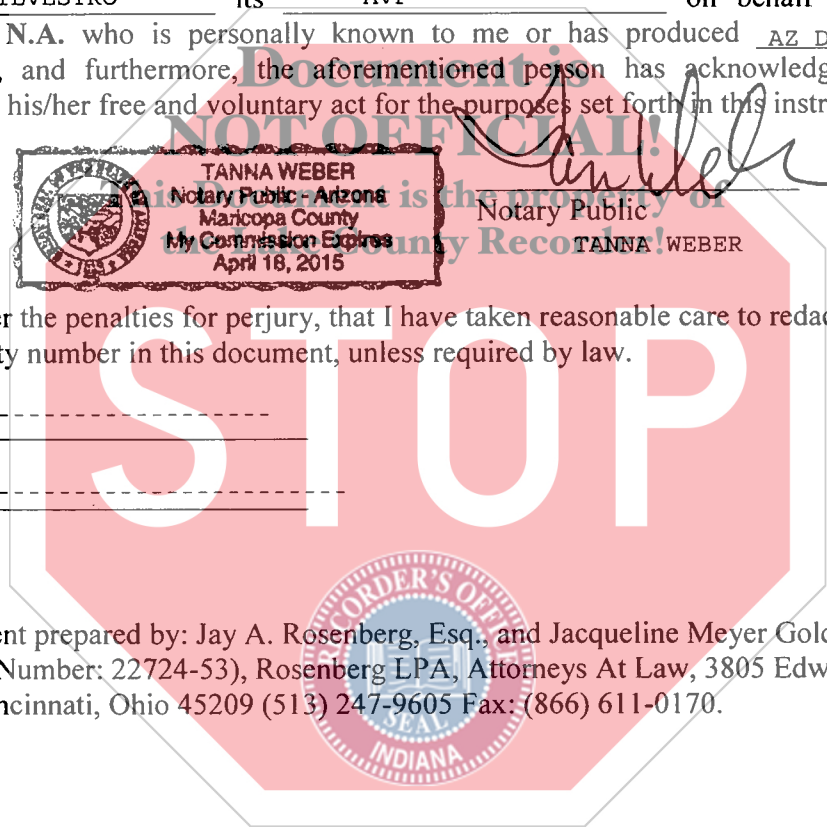
TANNA WEBER

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.

By _____

Print Name _____

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



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

Carl King

Printed Name of Agent: _____

Carl King

**** Remember that this statement has to be placed at the end of every document. ****

