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2013 057973

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 AUG -7 AM 9:27

MICHAEL B. BROWN  
RECORDER

Property Identification Number:  
45-06-12-476-013.000-023

Send Tax Bills To  
Grantee's Address:  
Margarita Rodriguez  
7145 Jackson Avenue  
Hammond, IN 46324

**SPECIAL WARRANTY DEED**



THIS INDENTURE WITNESSETH that **CITIZENS FINANCIAL BANK**, a federal savings bank ("Grantor"), hereby sells, conveys, and specially warrants to **MARGARITA RODRIGUEZ**, an Indiana resident ("Grantee"), for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana (hereinafter referred to as the "Real Estate"):

Lot 26 and 27, in Block 9, in Jackson Terrace, as per plat thereof, recorded in Plat Book 17 page 22, in the Office of the Recorder of Lake County, Indiana.

(Commonly known as 7145 Jackson Avenue, Hammond, Indiana 46324)

SUBJECT to all current, non-delinquent real estate taxes and assessments, all easements, covenants, conditions, restrictions, encumbrances, and other matters of record, and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate.

Grantor hereby, for itself and its successors and assigns, covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Real Estate; that it has good right to sell and convey the same in the manner set forth herein; and that Grantor, its successors and assigns, shall warrant and defend the same unto Grantee forever against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he has been fully empowered by Grantor to execute and deliver this Special Warranty Deed, that Grantor has full authority and capacity to convey the Real Estate to Grantee, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor caused this Special Warranty Deed to be executed this 25<sup>th</sup> day of July, 2013.

CITIZENS FINANCIAL BANK

FIDELITY - HIGHLAND  
920123475

1800  
Fw  
am

**FIDELITY NATIONAL  
TITLE COMPANY**

92012-3475

By: Richard A Cole

Richard A. Cole, Assistant Vice President  
Citizens Financial Bank

ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

24613

AUG 05 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

