2013 057973

STATE OF INDIANA 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. County Recorder!

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 as day of July, 2013.

CITIZENS FINANCIAL BANK

FIDELITY - HIGHLAND 920123475

FIDELITY NATIONAL TITLE COMPANY

92012-3475

Bv:

Richard A. Cole, Assistant Vide PASSED FOR TAXATION SUBJECT Citizens Financial Bank FINAL ACCEPTANCE FOR TRANSFER

AUG 0 5 2013 .

24613

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

32 /2

ATTEST:

I affirm that the foregoing officer of Grantor is duly authorized and empowered to execute and deliver this deed on behalf of Grantor.

By: Donna Kosinski
Title: 155T 550

STATE OF INDIANA

) SS

COUNTY OF LAKE

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that Richard A. Cole, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Special Warranty Deed for and on behalf of Citizens Financial Bank as Assistant Vice President thereof and, having been duly sworn upon his oath, stated that the statements contained in such Special Warranty Deed are true.

WITNESS my hand and Notarial Seal this as day of July, 2013.

My Commission Expires:

5-18-2019

My County of Residence:

1 Ake

Signature of Notary Public

100001

Printed Name

ROSEMARY WHITE

Lake County
My Commission Expires
May 18, 2019

This instrument was prepared by Patrick A. Brennan, Esq., Krieg DeVault LLP, 833 West Lincoln Highway, Suite 410W, Schererville, Indiana 46375; (219) 227-6100; Fax (219) 227-6101.

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. *Patrick A. Brennan*

KD_4574800_1.docx