

STATE OF INDIANA  
LAKE COUNTY  
OFFICE OF THE RECORDER

2014 000555

2014 JAN -8 AM 9:12

MICHAEL B. BROWN  
RECORDER

Return to and mail tax statements to:

Henry Quintana  
217 Brand Pl  
Hobart, IN 46342

7995788  
When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

Property Tax ID#: 45-07-06-176-033.000-023  
File #: 4654T

SPECIAL WARRANTY DEED

This indenture made on this 15<sup>th</sup> day of December, 2013 Witnesseth that BANK OF AMERICA, N.A., as successor by merger to BAC Home Loans Servicing, LP, of 400 National Way, Simi Valley, CA 93065, conveys and specially warrants to HENRY QUINTANA, of 217 Brand Pl, Hobart, IN 46342, for and in consideration of TWENTY THREE THOUSAND ONE HUNDRED and 00/100 Dollars (\$23,100.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

LOT 20 IN BLOCK 3 IN MAYWOOD ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax ID: 45-07-06-176-033.000-023  
Property Address: 1043 Lyons St, Hammond, IN 46320

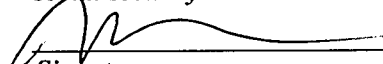
Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

Subject to all easements and rights of way of record, if any

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

*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.*

  
Signature

Jan Manning  
Printed Name

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR THE NUMBER

JAN 02 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20054

\$20.00  
M-2

#00212007

IN WITNESS WHEREOF, Grantor has executed this deed this 13<sup>TH</sup> day of December, 2013.

BANK OF AMERICA, N.A., as successor by merger  
to BAC Home Loans Servicing, LP

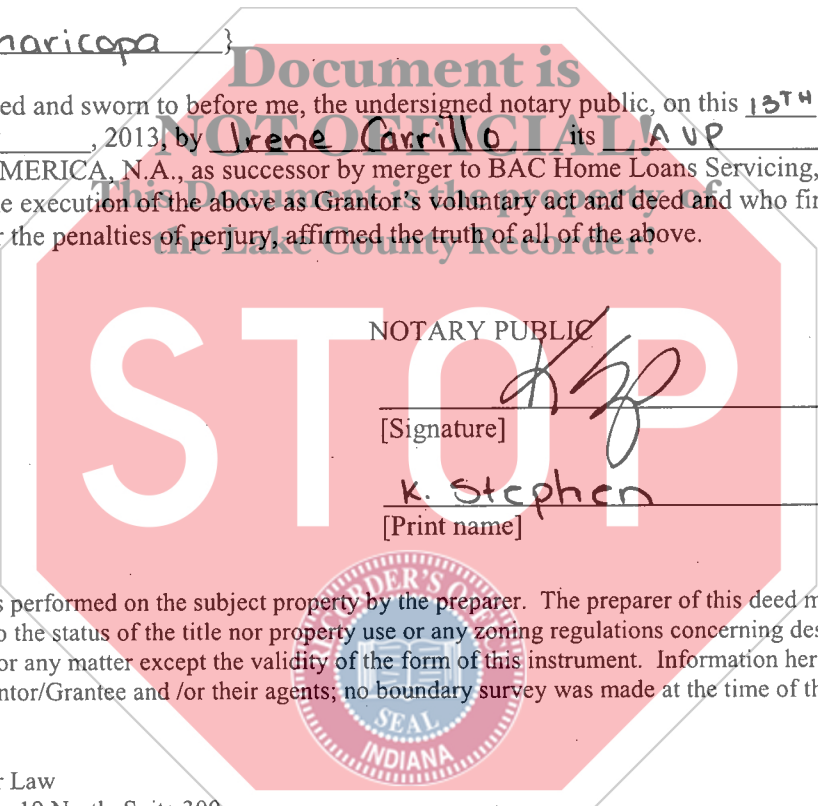
By: [Signature]

Its: Irene Carrillo /AUP

STATE OF AZ }

COUNTY OF maricopa }

Subscribed and sworn to before me, the undersigned notary public, on this 13<sup>TH</sup> day of December, 2013, by Irene Carrillo its AUP for BANK OF AMERICA, N.A., as successor by merger to BAC Home Loans Servicing, LP, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.



NOTARY PUBLIC

[Signature]

K. Stephen  
[Print name]

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance

Prepared by:  
Curphey & Badger Law  
28100 US Highway 19 North, Suite 300  
Clearwater, Florida 33761

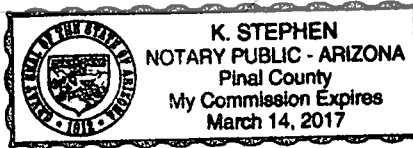


EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN THE STATE OF INDIANA, LAKE COUNTY OF TO-WIT:

LOT 20 IN BLOCK 3 IN MAYWOOD ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address:  
1043 LYONS ST  
HAMMOND, IN 46320  
Tax ID: 45-07-06-176-033,000-023



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