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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS

2014 002132

2014 JAN 15 AM 9:58

MICHAEL BROWN
RECORDER

11

After Recording Return To:

Sojourners Title Agency
3962 Red Bank Rd.
Cincinnati, OH 45227
RE 0132424

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBERS
45-08-27-452-011.000-004

SPECIAL WARRANTY DEED

Homesales, Inc., whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for Five Thousand Five Hundred and 00/100 Dollars, \$5,500.00, in consideration paid, conveys and specially warrants to Christopher Ebotemen, of 18433 South Torrence Avenue Apt 3, Lansing, IL 60438, hereinafter Grantee, the real property described on Exhibit A and known as 949 East 43rd Place, Gary, IN 46409, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: 2013 020119

FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010188

\$ 24.00
M.E
#41860

Executed by the undersigned on December 12, 2013:

GRANTOR:

Homesales, Inc.

By: [Signature] 12-12-13
Name: **Kandie Nicole George**
Title: **Vice President**

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by
(name) its _____ (title) on
behalf of **Homesales, Inc.**, who is personally known to me or has produced
_____ 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

[Signature]

See Attached
Notary Acknowledgement

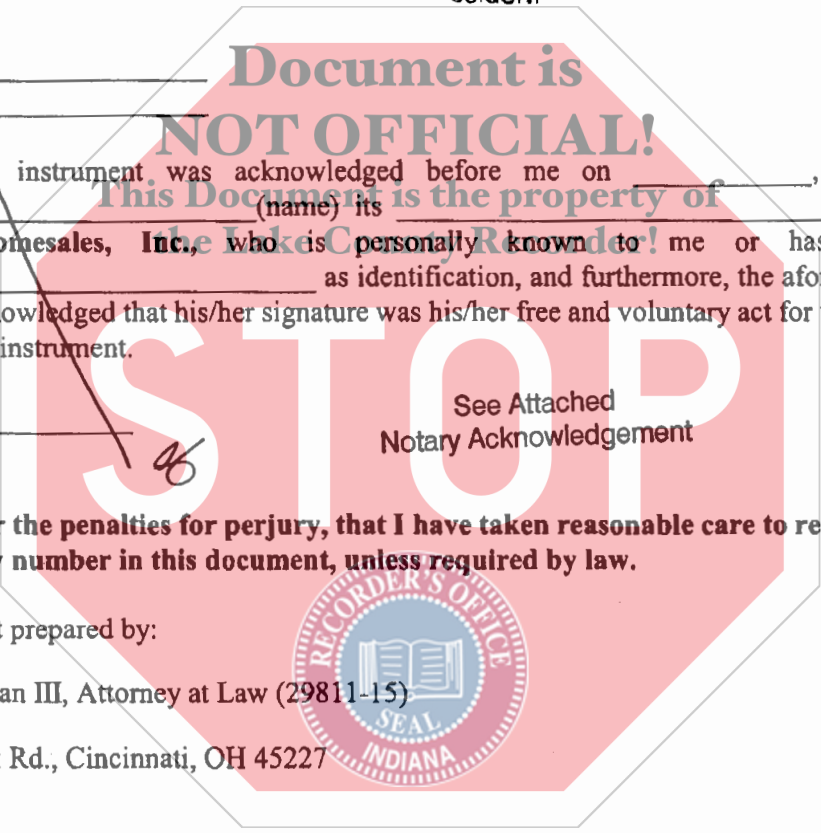
**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each
Social Security number in this document, unless required by law.**

This instrument prepared by:

Robert E. Altman III, Attorney at Law (29811-15)
3962 Red Bank Rd., Cincinnati, OH 45227



Send tax statements to Grantee at: **18433 South Torrence Avenue Apt 3, Lensing, IL 60438**



Notary Acknowledgement

26

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 12, 2013, by Kandie Nicole George a/k/a Kandie Nikki George, the Vice President of Homesales, Inc., a National Association organized under the laws of the United States of America. He/she is personally known to me.

X

Notary Public



Printed Name: Jill Kelsey

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This Document is the property of
the Lake County Recorder!

STOP

JILL KELSEY
Notary Public - State of Florida
My Comm. Expires Dec 22, 2016
Commission # EE 831327
Bonded Through National Notary Assn.



Exhibit A
Legal Description

26

All that parcel of land in Lake County, State of Indiana, as more fully described in Deed Doc #816775, ID# 25-47-0136-0013, being known and designated as Lot 13 in Block 2 in Scarsdale First Addition to Gary, in the City of Gary, as per plat thereof, recorded in Plat Book 25, Page 77, in the Office of the Recorder of Lake County, Indiana.

Parcel #: 45-08-27-452-011:000-004

Commonly Known as: 949 East 43rd Place, Gary, IN 46409



Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

