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Parcel No.: 45-12-04-382-026.000030

2016

**SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE**

1307 (\$0)

**THIS INDENTURE WITNESSETH**, that **MJC PROPERTY & FINANCIAL SOLUTIONS, LLC**, an **Indiana limited liability company** as Guarantor, (Grantor) of Lake County in the State of Indiana **CONVEYS AND WARRANTS TO: LIBERTY SAVINGS BANK, FSB**, a financial institution organized under the laws of the United States of America (Grantee), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, State of Indiana, more particularly described as follows:

LOT 8 IN CORRECTED PLAT OF BARCLAY VILLAGE, UNIT NO. 1 IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 13 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

commonly known as 5994 Harrison Street, Merrillville, Indiana 46410 (the "Real Estate"), subject to real estate taxes due and payable, easements and restrictions of record.

Mail Tax Bills to: Liberty Savings Bank, 1900 Indianapolis Boulevard, Whiting, Indiana 46383

This conveyance of the Real Estate shall not extinguish or release the liens of Grantor, nor the debt which such liens secure, nor merge the liens into the fee simple title conveyed hereby.

This Special Warranty Deed is an absolute conveyance of title in fact as well as form and is not intended as a mortgage, trust conveyance or security of any kind, and Grantor represents that (i) the fair market value of the Real Estate does not exceed the amount of the outstanding indebtedness secured by the liens in favor of Grantor or other parties, and (ii) this Special Warranty Deed represents and certifies, for purposes of inducing Grantee to accept this Special Warranty Deed, that she acknowledges the execution of the foregoing instrument, is fully empowered to execute and deliver this Special Warranty Deed, has full capacity to convey the Real Estate and that all necessary action for the making of such conveyance has been made.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 31<sup>st</sup> day of December, 2013.

**MJC Property & Financial Solutions, LLC**

By   
Teri Lynn Hamilton, Sole Member



JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20216

19.00  
CT  
MINOR F  
PJ

Chicago Title Insurance Company

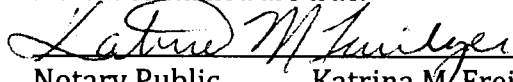
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2014 JAN 15 AM 10:11  
MERRILLVILLE  
RECORDER OF DEEDS

Parcel No.: 45-12-04-382-026.000-030

STATE OF INDIANA )  
COUNTY OF LAKE ) SS.

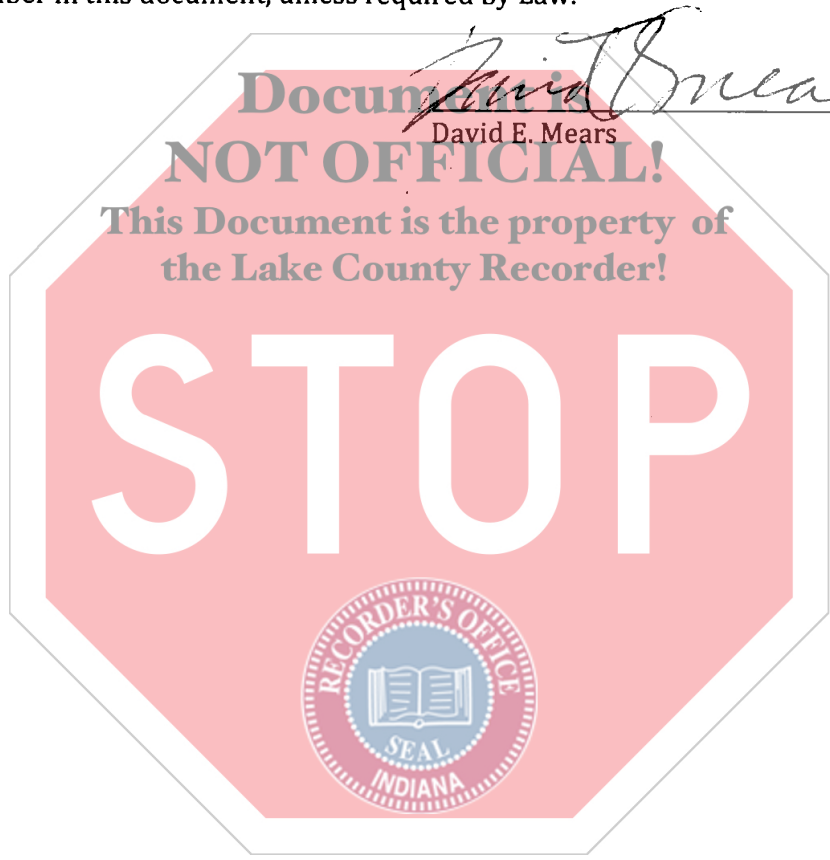
Before me, the undersigned, a Notary Public in and for said County and State, this 31<sup>st</sup> day of December, 2013, personally appeared: **Teri Lynn Hamilton, Sole Member of MJC Property & Financial Solutions, LLC** and acknowledged the execution of the foregoing instrument as her free and voluntary act, and stated that all representations therein contained are true.


County of Residence: Lake  
My Commission Expires: March 1, 2018

  
Notary Public Katrina M. Freiburger

**THIS INSTRUMENT PREPARED** by David E. Mears, Attorney at Law, 3527 Ridge Road, Highland, Indiana 46322, (219) 972-0990, Attorney I.D. # 9119-45

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



  
David E. Mears