

A

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

SPECIAL WARRANTY DEED

2014 008318

2014 FEB 12 AM 11:21

MICHAEL B. BROWN  
RECORDER

KNOW ALL MEN BY THESE PRESENTS;

That **REO Outlet, LLC**, an Indiana Limited Liability company, herein called 'GRANTOR', whose mailing address is: 131 Ridge Rd. Munster, IN 46321

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to it in hand paid by the party or parties identified below as 'GRANTEE' hereunder, by these presents does grant, bargain, and sell unto:

**Taja Coffee**

*[Handwritten signature]*

Called 'GRANTEE' whose mailing address is: 4364 Madison St., Gary, IN 46408

All that certain real property situated in Lake County, Indiana and more particularly described as follows:

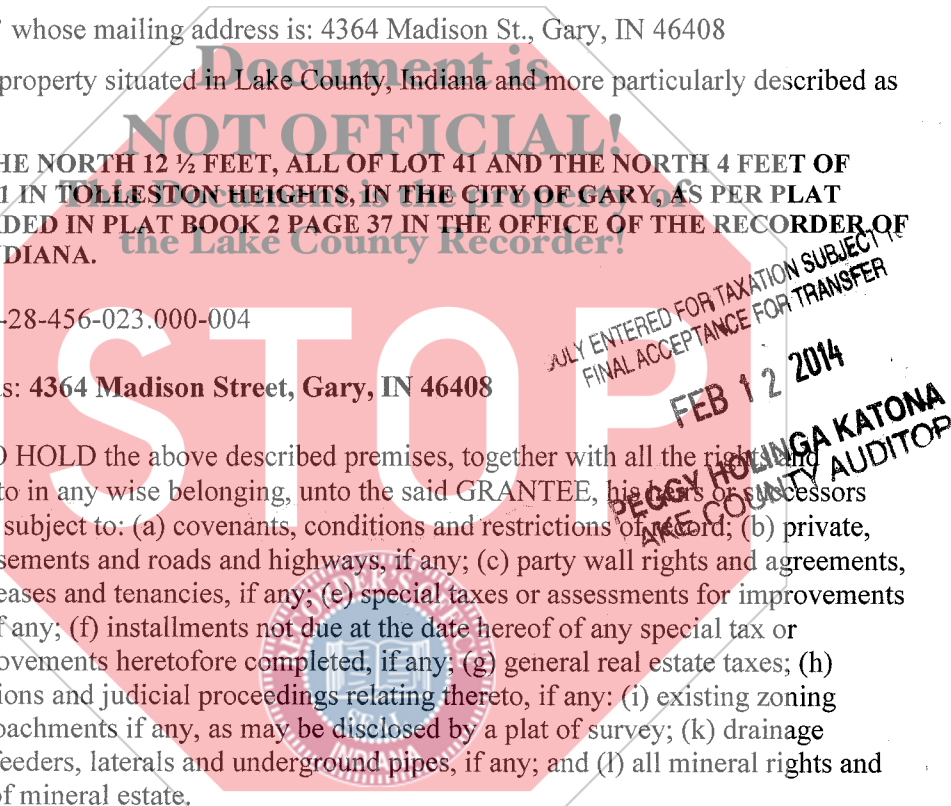
**LOT 40 EXCEPT THE NORTH 12 1/2 FEET, ALL OF LOT 41 AND THE NORTH 4 FEET OF LOT 42 IN BLOCK 1 IN TOLLESTON HEIGHTS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 37 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

Tax Key No.: 45-08-28-456-023.000-004

Commonly known as: **4364 Madison Street, Gary, IN 46408**

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.



**010663**

18.00  
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CASH

