

2014 009115

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 FEB 18 AM 9:18

MICHAEL B. BROWN
RECORDER

After Recording Return to:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. NSR-22763

Tax ID No.: 45-12-21-355-009.000-030

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 2 day of January, 2014, by and between U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, organized and existing under the laws of Texas, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and PREMIER HOMES REALTY LLC, A DOMESTIC LIMITED LIABILITY COMPANY, of 714 SPRING VALLEY COURT, INDIANAPOLIS, IN 46231, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of NINETY-EIGHT THOUSAND SEVEN HUNDRED AND 00/100 (\$98,700.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 2013-046663, Recorded: 06/26/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 14 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

00575

AMOUNT \$ 20⁰⁰
CASH _____ CHARGE _____
CHECK # 63659
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

←

Assessor's parcel No. 45-12-21-355-009.000-030

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 2 day of January, 2014.

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, BY NATIONSTAR MORTGAGE, LLC AS ATTORNEY IN FACT

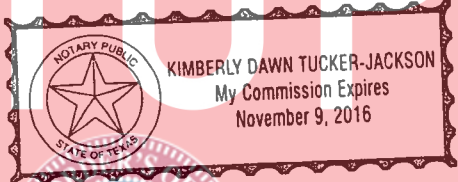
(X)
BY [Signature]
NAME: Carmen Johnson
TITLE: Asst Secretary - RSO

State of TEXAS
County of Denton

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Nationstar Mortgage, LLC, as Attorney in Fact for U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 2 day of January, 2014.

[Signature]
Notary Public
Printed Name: Kimberly Dawn Tucker-Jackson
My Commission Expires: 11-9-16
A Resident of Denton County
State of TEXAS



Prepared by: PAUL JUNGERS, ESQ.
401 OHIO STREET, SUITE A-5
TERRE HAUTE, IN 47807
866-333-3081

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.

PAUL JUNGERS, ESQ.

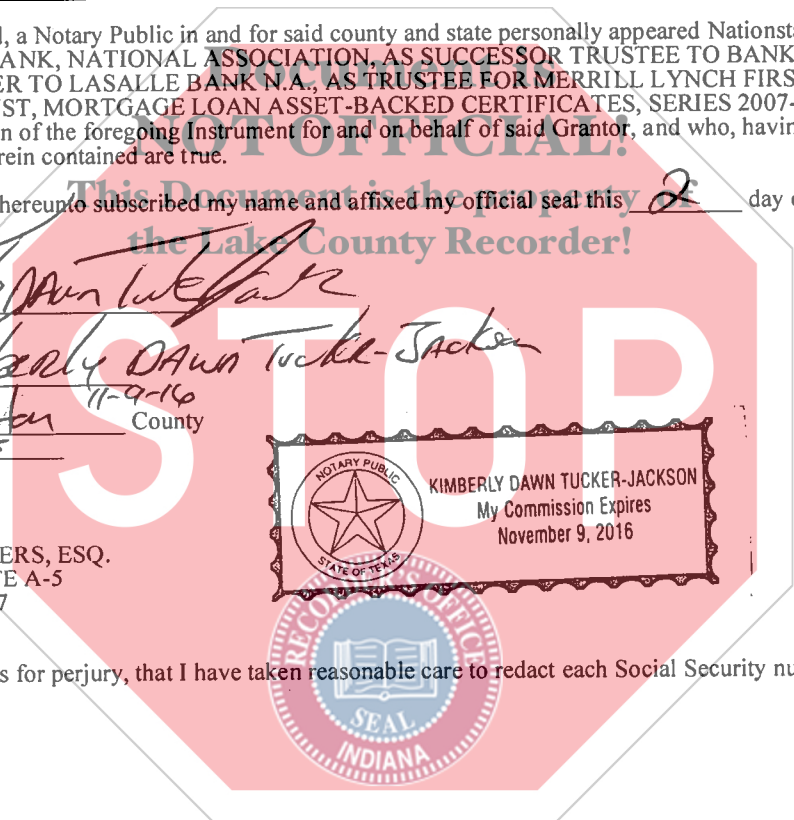


EXHIBIT A
LEGAL DESCRIPTION

LOT 395 IN SEDONA ADDITION, UNIT 3-A, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 92 PAGE 58, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MARCH 29, 2005 AS DOCUMENT NO. 2005 023754, AND FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JUNE 14, 2005 AS DOCUMENT NO. 2005 048868, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO REAL ESTATE TAXES FOR 2006 DUE AND PAYABLE IN 2007 AND THEREAFTER.

PARCEL ID NUMBER: 45-12-21-355-009.000-030

PROPERTY COMMONLY KNOWN AS: 1334 WEST 83RD, MERRILLVILLE, IN 46410

