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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 025905

2014 MAY -8 AM 9:11

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That Old Plank Bank N.A., Successor by Merger to the interest of First National Bank of Illinois, a national banking association, ("Grantor"), for the sum of One Dollar and 00/100 (\$1.00), and other good and sufficient consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to ADAM C. WARD and HEATHER N. WARD, Husband and Wife, ~~as Joint Tenants~~, hereinafter referred to as "Grantees", the following described real estate located in Lake County, State of Indiana, to-wit:

**Lot 95 in Winding Creek Estates - Unit 2, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 99, page 62, in the Office of the Recorder of Lake County, Indiana**

**Property address: 13709 Austin Street, Cedar Lake, Indiana 46303**

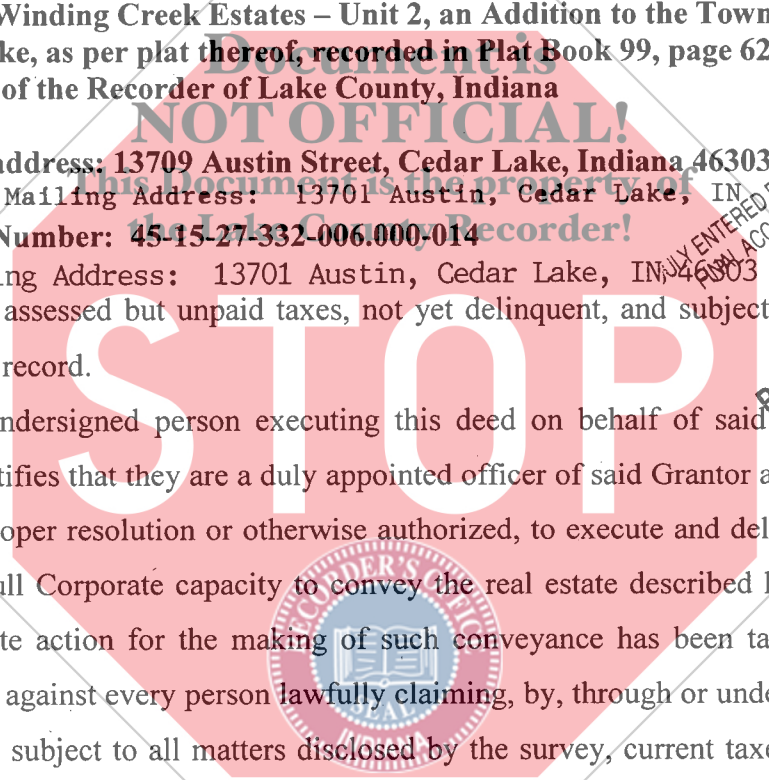
**Grantees Mailing Address: 13701 Austin, Cedar Lake, IN 46303**

**Property Number: 45-15-27-332-006.000-014**

**Tax Mailing Address: 13701 Austin, Cedar Lake, IN 46303**

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

And the undersigned person executing this deed on behalf of said Grantor company represents and certifies that they are a duly appointed officer of said Grantor and have been fully empowered, by proper resolution or otherwise authorized, to execute and deliver this deed; that the Grantor has full Corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken. The Grantor warrants specially against every person lawfully claiming, by, through or under the said Grantor, but not otherwise, subject to all matters disclosed by the survey, current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record. Grantor specifically disclaims any warranties, representations, or guaranties of any kind or character, express or implied, oral or written, past, present, or future, with respect to the property, including, but not limited to, statements, warranties, representations, or guaranties as to matters



FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
MAY 06 2014

PEGGY HOENGA KATONA  
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL  
TITLE COMPANY**  
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012416

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FV  
RW

of title except as stated above, environmental matters relating to the property or any portion thereof, geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and earthquake faults and the resulting damage of past and/or future earthquakes, whether, and the extent to which, the property or any portion thereof is affected by any stream (surface or underground), body of water, flood-prone area, flood plain, floodway, or special flood hazard, drainage, soil conditions, including the existence of instability, past soil repairs, soil additions, conditions of soil fill, susceptibility to landslides, or the sufficiency of any underscoring, zoning to which the property or any portion thereof may be subject, the availability of any utilities to the property or any portion thereof, including, without limitation, water, sewage, gas, and electric, usages of adjoining property, access to the property or any portion thereof, the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, or physical or financial condition of the property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights, or claims on or affecting or pertaining to the property or any part thereof, the presence of hazardous substances or violations of environmental laws in, on, under, or in vicinity of the property, the condition or use of the property or compliance of the property with any or all past, present, or future federal, state, or local ordinances, rules, regulations, or laws, building, fire, or zoning ordinances, codes, or other similar laws, the existence or non-existence of underground storage tanks on the property, any other matter affecting the stability or integrity of the property, the potential for further development of the property, the existence of vested land use, zoning, or building entitlements affecting the property, the merchantability of the property or the fitness of the property for any particular purpose or tax consequences.

IN WITNESS WHEREOF, the said Grantor, has caused this deed to be executed this 23rd day of April, 2014.

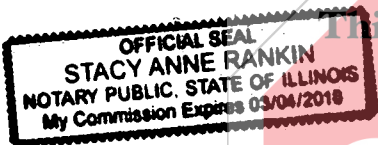
Old Plank Bank N.A., Successor in Trust to  
First National Bank of Illinois

BY:   
Noah Waller, Assistant Vice President

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF Cook        )

Before me, a Notary Public in and for said County and State, personally appeared the Noah Waller, Assistant Vice-President of Old Plank Bank, N.A., Successor to First National Bank of Illinois, who acknowledged the execution of the foregoing instrument as and for its voluntary act and deed, and who, being duly sworn, stated that the matters set forth in said Deed are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 23<sup>rd</sup>  
day of April, 2013.



Stacy Anne Rankin  
Notary Public Stacy Anne Rankin

My Commission Expires:

3/4/2018

My County of Residence:

Cook

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.

Carla Pyle  
Carla Pyle  


This document prepared by: **Carla K. Pyle of Rubino Ruman Crosmer & Polen LLC**  
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