

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 048887

2014 AUG 14 AM 8:49

MICHAEL D. BROWN
RECORDER

File Number: 14-09918
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-07-04-328-027.000-023

This Indenture Witnesseth: that Urban Financial of America, LLC FKA Urban Financial Group, Inc., ("Grantor"), whose mailing address is 5222 Cypress Creek Parkway, Ste.100, Houston, TX 77069,

CONVEYS AND WARRANTS

Unto Olga L. Elizarraras, ("Grantees"), whose tax mailing address is 6140 Marshall Avenue Hammond, IN 46323 for and in consideration of the sum of Twenty-Eight Thousand One Hundred Twelve and 00/100 Dollars (\$28,112.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot Twenty-One (21), Block Two (2), as marked and laid down on the recorded plat of Subdivision of the part lying East of the Chicago, Indiana and Southern Railroad, of the North half of the Northeast Quarter of the Southwest Quarter of Section Four (4), Township Thirty-Six (36) North, Range Nine (9) West of the Second Principal Meridian, in Lake County, Indiana, as the same appears of record in Plat Book 6, Page 24, in the Recorder's Office of Lake County, Indiana.

BEING the same property conveyed to Joseph Korba by Quit Claim Deed dated March 16, 1993, of record in Instrument Number 93027718, in the Office of the Recorder of Lake County, Indiana.

FURTHER BEING the same property conveyed to Urban Financial of America, LLC FKA Urban Financial Group, Inc. by Sheriff's Deed dated February 7, 2014, of record in Instrument Number 2014-011264, in the Office of the Recorder of Lake County, Indiana.

Property Address: 6140 Marshall Avenue, Hammond, IN 46323
County: Lake

GRANTEE Address: 6140 Marshall Avenue, Hammond, IN 46323
Tax Statement address: 6140 Marshall Avenue, Hammond, IN 46323

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2013 taxes, due and payable in 2014.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 13 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 18⁰⁰
CASH _____ CHARGE _____
CHECK# 618500
OVERAGE _____
COPY _____
03529 NON-CONF
DEPUTY _____

IN WITNESS WHEREOF, Grantor has executed this Deed on this 23 day of July, 2014.

GRANTOR:

Urban Financial of America, LLC FKA Urban Financial Group, Inc.

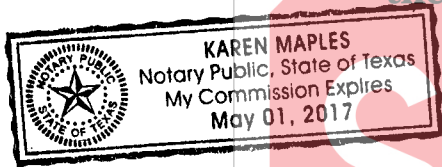
By: [Signature]
Title: CHRISTIAN ETIENNE, VP

State of TEXAS

County of ~~DALLAS~~ Harris

Before me, a Notary Public, in and for the said County and State, on this 7-23-14 personally appeared Christian Etienne as VP of Urban Financial of America, LLC FKA Urban Financial Group, Inc., as Grantor, who acknowledged the execution of the foregoing as its free and voluntary act and deed for the use and purposes mentioned herein.

NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



Karen Maples
Notary Public
Type Name: Karen maples
County of Residence
My Commission Expires:

'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' Kristi W. McAnulty, Attorney

Instrument Prepared by: Kristi W. McAnulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223

