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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 APR 23 AM 9:36

MICHAEL B. BROWN  
RECORDER

2015 017159

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2015 MAR 24 AM 9:35  
MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED IN LIEU OF FORECLOSURE**

1st

2015 03 14 25

The GRANTOR(S), Guidant Investments, LLC., whose address is 5315 N. CLARK ST., CHICAGO, IL 60640, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, HOMESTEAD PARTNERS LLC, whose address is 4025 CATTLEMEN ROAD #151; SARASOTA, FL 34233, and the release of GRANTOR(S), to the extent and as provided in the Settlement Agreement, from a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on October 31, 2012, in the principal sum of \$29,000.00 that certain Mortgage securing said Note bearing even date thereof and recorded on November 13, 2012 as Instrument No. 2012-079736 in the Lake County, Indiana, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Lake, State of Indiana, to wit:

2015 03 14 25



**LEGAL DESCRIPTION:**

LOT 17 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.

**PROPERTY ADDRESS:**

901 W. 59<sup>TH</sup> PLACE, MERRILLVILLE, INDIANA

**KEY NUMBER:** 08-15-0478-0017

**STATE ID NO.:** 45-12-04-382-004.000-030

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 23 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Ret  
\$21.00  
M-C  
#528114

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAR 18 2015  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20692

011132

STATE OF INDIANA  
LAKE COUNTY  
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2015 APR 23 AM 9:36  
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RECORDER

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3006  
ck 526570

This Warranty Deed is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Warranty Deed maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Warranty Deed as of the 12 day of February, 2015.



GRANTOR(S):

Guidant Investments, LLC  
Guidant Investments, LLC (John Mitchell)

By: GUIDANT INVESTMENTS, LLC  
(John Mitchell)

Its: AGENT

STATE OF Indiana  
COUNTY OF Lake

On this 12 day of February 2013, before me personally appeared Jack W. Mitchell in his/her capacity as representative of Guidant Investments, LLC, to me known to be the individual that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of February 2013.

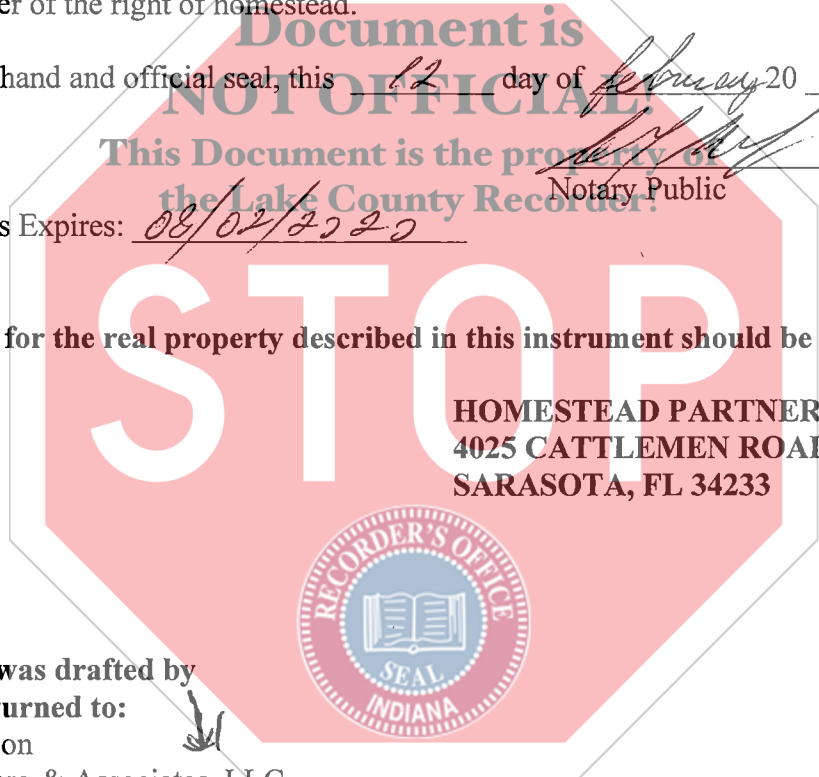
Document is NOT OFFICIAL  
This Document is the property of the Lake County Recorder.  
[Signature]  
Notary Public

My Commissions Expires: 08/02/2020

ANGELA MANFRE  
Notary Public- State of Indiana  
My Comm. Exp. Aug. 2, 2020

Tax Statements for the real property described in this instrument should be sent to:

HOMESTEAD PARTNERS, LLC  
4025 CATTLEMEN ROAD #151  
SARASOTA, FL 34233



This document was drafted by  
And is to be returned to:  
Kenneth J. Johnson  
Johnson, Blumberg & Associates, LLC  
230 West Monroe Street; Suite 1125  
Chicago, IL 60606

This document is being re-recorded to clarify and complete the notary acknowledge by the notary Angela Manfre.

"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."

PREPARED BY: Erik E. Blumberg  
SIGNATURE PREPARER: [Signature]  
Dated: 3/16/15