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2015 026073

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 APR 30 AM 9:06

MICHAEL B. BROOK
RECORDER



Return To:
Progressive Closing & Escrow
515 Rockaway Avenue
Valley Stream, NY 11581

Commitment Number: 700-007626

708-007626

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-09-05-177-010.000-004

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND, hereinafter grantor, of 200 S. 6TH STREET, MINNEAPOLIS, MN 55402, for \$13,000.00 (Thirteen Thousand Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to **Grubianno Lyubomir Nikolov**, hereinafter grantee, whose tax mailing address is 918 NORWOOD RD., JANESVILLE, WI 53545, the following real property:

LOT 13 IN BLOCK 'D' IN RESUBDIVISION IN MILLER DUNES ADDITION, TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address is: 6808 E 4TH Ave., Gary, IN 46403

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



DULY ENTERED FOR TAXATION
FINAL ACCEPTANCE FOR SUBSTITUTION
APR 29 2015

20876

JOHN E. PETALAS
LAKE COUNTY AUDITOR

18-
00000 85532

AM e

Prior instrument reference: 2014 052522

Executed by the undersigned on April 10th, 2015:

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND

Deborah F. Brant
By: Deborah F. Brant

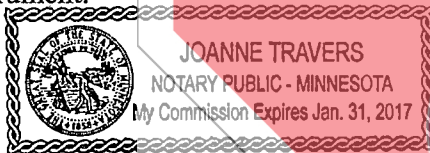
Its: REO Mgr.
REO Manager

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STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on April 10th, 2015 by Deborah F. Brant its REO Manager on behalf of **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.



Joanne Travers
Notary Public

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.

By: Jane Hong
Jane Hong
Print Name

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.