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2015 028341

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 MAY 12 AM 10:21
MICHAEL E. BEO
RECORDER

SPECIAL / LIMITED WARRANTY DEED

SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Terese Becchino ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 10762 Knickerbocker Court, St. John, Indiana 46373 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-15-05-383-003.000-015 State Tax ID 45-15-05-383-003.000-015

That part of Lot 28 in The Woods of Weston Ridge Planned Unit Development, an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 94, page 82, lying Northerly of the following described line:

Commencing at the Northeast corner of Lot 28; thence South 0 degrees 34 minutes 5 seconds West, along the East line of Lot 28, 19.30 feet to the point of beginning on the Easterly extension of the center line of a common wall; thence North 89 degrees 48 minutes 4 seconds West, along said center line and Easterly and Westerly extensions thereof, 124.22 feet to a point of termination on the Westerly line of said Lot 28, said point lying 51.75 feet (as measured along said Westerly line, being a curve having a radius of 435.00 feet) Southwesterly of the Northwest corner of said Lot 28.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Deed to SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee by Deed recorded in Instrument Number 2014 051154 of the Lake County, Indiana Records.

Property Address: 10762 Knickerbocker Court, St. John, Indiana 46373

The Grantee's Tax Mailing/Physical Address is: 10762 Knickerbocker Court, St. John, Indiana 46373

Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its

Special/Limited Warranty Deed

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Property Address: 10762 Knickerbocker Court, St. John, Indiana 46373

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 08 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

011996


AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 12111
OVERAGE _____
COPY _____
NON-COM _____
CLERK pm

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agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date: March 31, 2015.

SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee
By: Selene Finance LP, its attorney-in-fact


By: 
Dan Shimmin
Title: Sr. Vice President
*Officer of Selene Finance LP

State of Texas County of Harris, ss:

Be it remembered, that on this 31 day of March, 2015, before me, the subscriber, a Notary Public in and for said county and State, personally came SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, by its Attorney In Fact, Selene Finance LP by and through Dan Shimmin, Sr. Vice President its Selene Finance LP, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.




Carmen Alicia Figueroa
Notary Public
My Commission Expires: 3/10/2018

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. Angi Schuerman.

This instrument prepared by: Dan Shimmin
SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee
c/o Selene Finance LP,
9990 Richmond Ave, Suite 400 South
Houston, Texas 77042

Return Recorded Instrument to:
PRISM Title & Closing Services, Ltd.
809 Wright's Summit Parkway, Suite 200
Ft. Wright, Kentucky 41011
File # 01402048