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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032128

2015 MAY 27 AM 9:06

MICHAEL B. BROWN
RECORDER

~~Return to~~ and mail tax statements to Grantee at:

Aleksandar Ristevski
4300 E 97th Ave
Crown Point, IN 46307
File Number: AUC-381663-REO

After Recording Return To:

Linear Title & Closing
127 John Clarke Road
Middletown, RI 02842

Property Tax ID#: 45-09-19-187-003.000-022



SPECIAL WARRANTY DEED

This indenture made on this 12 day of March, 2015 witnesseth that **BANK OF AMERICA, N.A.**, whose address is 7105 Corporate Dr, Plano, TX 75024, convey and warrant to **ALEKSANDAR RISTEVSKI**, whose address is 4300 E 97th Ave, Crown Point, IN 46307, for and in consideration of **\$20,000.00** and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 411 Tyler Street, Hobart, IN 46342

Subject to all easements and rights of way of record, if any.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

Jonathan Louis Manko
Signature



Jonathan Louis Manko
Printed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 26 2015

1
JOHN E. PETALAS
LAKE COUNTY AUDITOR

012377

\$ 20

CKH
100840

10v

CA
E

In witness whereof, Grantor has executed this deed this 12 day of March, 2015

BANK OF AMERICA, N.A.

By Jonathan Manko 3/12/15

Print Name: Jonathan Louis Manko

Title: Assistant Vice President

STATE OF Pennsylvania }
COUNTY OF Allegheny }

SWORN TO and subscribed before me this 12 day of MARCH, 2015, by Jonathan Louis Manko, as an Assistant Vice President of Bank of America, N.A. He/she (it) produced Driver License as identification.

[Signature]
Notary Public June 27, 2016
My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J. Koop, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045



Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HOBART, COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 11, EXCEPT THE WEST 5.70 FEET THEREOF, ALL OF LOT 10 AND THE WEST 10.10 FEET OF LOT 9 IN BLOCK 12 IN 7TH ADDITION TO NEW CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-09-19-187-003.000-022

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. FROM JOHN BUNCICH, SHERIFF OF LAKE COUNTY IN A DEED DATED JANUARY 9, 2015 AND RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 2015-008510.

