

2015 060039

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 SEP -3 AM 11:30

MICHAEL B. BROWN
RECORDER

Return to and mail tax statements to Grantee at:
FORECLOSURES 4 CASH, INC.
2929 Jewett Ave.
Highland, IN 46322
File Number: AUC-444973-REO

Property Tax ID#: 45-11-32-179-019.000-035

SPECIAL WARRANTY DEED

This indenture made on this 18 day of August, 2015 witnesseth that **WELLS FARGO BANK, N.A.**, whose address is 3476 Stateview Blvd., Fort Mill, SC 29715, convey and warrant to **FORECLOSURES 4 CASH, INC.**, whose address is 2929 Jewett Ave., Highland, IN 46322, for and in consideration of **\$157,500.00** 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: 9731 Northcote Avenue, Saint John, IN 46373

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.

Bobbie Kvachkoff
Signature

Bobbie Kvachkoff
Printed Name

Return to
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET 2015-56454-02
CROWN POINT, IN 46307

015031

TTN OK #
24127
\$20.00
M-2

In witness whereof, Grantor has executed this deed this 18 day of August, 2015

WELLS FARGO BANK, N.A.

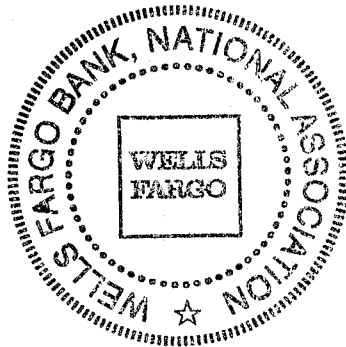
By _____

Print Name: SCOTT E GEIST
Vice President Loan Documentation

Title: _____

State of Iowa

County Dallas

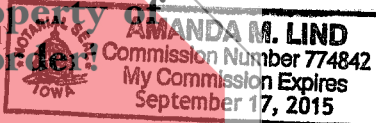


On this 18 day of Aug, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Scott E Geist, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Scott E Geist (the) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Scott E Geist acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public

Amanda M. Lind

**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 COUNTY OF LAKE, CITY OF SAINT JOHN, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 69 IN VILLA PARK 3RD ADDITION, TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41 PAGE 101, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-11-32-179-019.000-035

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. FROM THE SHERIFF OF LAKE COUNTY, INDIANA, IN A DEED DATED MAY 1, 2015 AND RECORDED MAY 28, 2015 AS INSTRUMENT NO. 2015032758.

PROPERTY COMMONLY KNOWN AS: 9731 NORTHCOTE AVENUE SAINT JOHN, IN 46373

