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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 064723

2015 SEP 18 AM 8:41

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact (Grantor)**, CONVEYS AND SPECIALLY WARRANTS to **Albert A. Villarreal and Gloria C. Villarreal, a married couple, as tenants by the entirety (Grantee)**, for the sum of FORTY-TWO THOUSAND AND 00/100 DOLLARS (\$42,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

THE NORTH 1/2 OF LOT 10, EXCEPT THE EAST 33 FEET THEREOF BY PARALLEL LINES IN BLOCK 2 IN HART'S ACRES SECOND ADDITION TO HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23 PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 9525 Spring Street, Highland, Indiana 46322

Parcel ID No.: 45-07-28-352-005.000-026

Grantee takes subject to taxes assessed in 2014, payable in 2015, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.



JOHN E. PETALAS
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28 day of MAY, 2015.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

By: Jacqueline S. Michaelson Jacqueline S. Michaelson
Title: Contract Management Coordinator

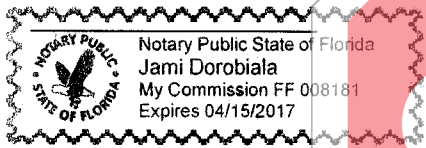
STATE OF FL
COUNTY OF PB

The foregoing instrument was acknowledged before me this 28 day of MAY, 2015, by Jacqueline S. Michaelson, the J (title) of **Ocwen Loan Servicing, LLC, as Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12**, who is personally known to me or who has produced Document is as identification and who did / did not take an oath. **POA recorded simultaneously herewith.**

NOT OFFICIAL!
Personally Known To Me
This Document is the property of
the Lake County Recorder!

NOTARY PUBLIC, a resident of Palm Beach County
NAME PRINTED: Jami Dorobiala

MY COMMISSION EXPIRES:



Special Warranty Deed
9525 Spring Street
Highland, Indiana 46322
Parcel No. 45-07-28-352-005.000-026

Grantee's Address and After Recording Return To:
Albert and Gloria Villarreal
9247 Spring Street
Highland, Indiana 46322

Send Subsequent Tax Bills To:
Albert and Gloria Villarreal
9247 Spring Street
Highland, Indiana 46322

This instrument was prepared by:
Leila Hansen, Esq.
9041 South Pecos Road
Suite 3900
Henderson, Nevada 89074

This instrument was prepared by **Leila Hansen, Esq.** 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.
Loan # 7438562381

