

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 065419

2015 SEP 22 AM 11:26

MICHAEL B. BROWN
RECORDER

After Recording, Return to:
Sandburg Group LLC
130 N. La Grange Rd., Ste. 212
La Grange, IL 60525

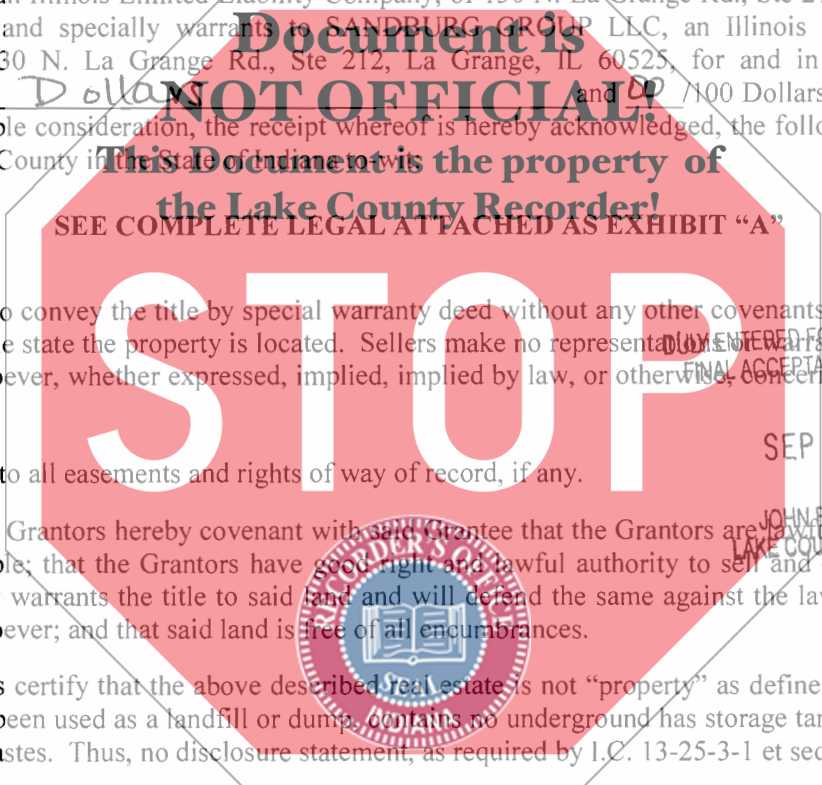
Mail tax statements to:
Sandburg Group LLC
130 N. La Grange Rd., Ste. 212
La Grange, IL 60525

After Recording Return to: 
OS National, LLC
2170 Satellite Blvd., Ste 200
Duluth, GA 30097

File #: OSLAW-23302

SPECIAL WARRANTY DEED

This indenture made on this 15 day of JULY, 2015 MICHIGAN CITY GROUP, LLC, an Illinois Limited Liability Company, of 130 N. La Grange Rd., Ste 212, La Grange, IL 60525, convey and specially warrants to SANDBURG GROUP LLC, an Illinois Limited Liability Company, of 130 N. La Grange Rd., Ste 212, La Grange, IL 60525, for and in consideration of Ten Dollars and 00 /100 Dollars (\$10.00) 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:



21712

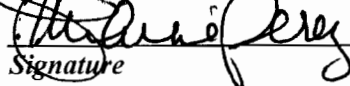
Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representation or warranty of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the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

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

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have 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.

Grantors certify 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.

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.


Signature

Lorraine Perez
Printed Name

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

SEP 21 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

OK. 20. 116490
DN

IN WITNESS WHEREOF, Grantors have executed this deed this 15 day of JULY, 2015.

MICHIGAN CITY GROUP, LLC
an Illinois Limited Liability Company
By: The Robert A. Bock Living Trust
Dated March 31, 2010
Its Manager

By: [Signature]
ROBERT A. BOCK, Trustee

STATE OF ILLINOIS }

COUNTY OF COOK }

Subscribed and sworn to before me, the undersigned notary public, on this 15 day of JULY, 2015, ROBERT A. BOCK, as Trustee of The Robert A. Bock Living Trust Dated March 31, 2010, in its capacity as Manager of MICHIGAN CITY GROUP, LLC, an Illinois Limited Liability Company, who acknowledged the execution of the above as Grantors' voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

**This Document is the property of
the Lake County Recorder!**

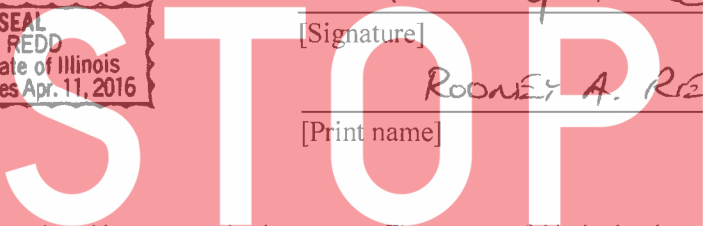
NOTARY PUBLIC

[Signature]
Rodney A. Redd

[Signature]

[Print name]
RODNEY A. REDD

[Print name]



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:
Jennifer Soltz
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Exhibit A

LAKE COUNTY

Address: 2242 Newton St., Lake Station, Lake, IN 46405

Parcel Identification Number: 45-09-17-205-020.000-021

Client Code : 23302

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:THE SOUTH 20 FEET OF LOT 4, ALL OF LOT 5 AND THE NORTH 15 FEET OF LOT 6, BLOCK A, SEXTON ADDITION TO EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

