

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 067659

2015 OCT 21 AM 10:19

MICHAEL B. BROWN  
RECORDER

SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024 ("Grantor") **Conveys and Specially Warrants** to Howey Realty Investment LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

THE NORTH 13 FEET OF LOT 29 AND THE SOUTH 42 FEET OF LOT 28 IN COLFAX 2ND ADDITION TO GRIFFITH, AS PER PLAT THEREOF, RECORDED AUGUST 22, 1960 IN PLAT BOOK 34 PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property Address:** 1030 N. Wheeler Street, Griffith, IN 46319

**Tax ID No.:** 45-07-26-478-022.000-006

**Subject** to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed on September 23, 2015

Bank of America, N.A.

By David Shawn Stewart 9-23-15  
Its Assistant Vice President (AVP)

STATE OF Pennsylvania )  
COUNTY OF Allegheny ) SS.

Before me, a Notary Public in and for said County and State, personally appeared David Shawn Stewart who is the AVP of Bank of America, N.A. and who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and notarial seal on the 23 day of September, 2015.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
STEVEN JAMES GOGARTY, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES MAY 28, 2019

Steven James Gogarty 9-23-15  
Notary Public Steven James Gogarty  
Resident of Allegheny County  
My Commission expires: May 28, 2019

Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company, LLC

Send Tax Bills to: 1301 Baileyblair Court Dyer IN 46311

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 Leslene Kurdelak. File No. 1504655

Return to: \_\_\_\_\_

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
SEP 29 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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CHICAGO TITLE INSURANCE COMPANY