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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 067832

2015 OCT 21 PM 3:27

MICHAEL B. BROWN  
RECORDER

4

AFTER RECORDING RETURN TO:  
BAY NATIONAL TITLE CO.  
13577 FEATHER SOUND DRIVE, STE. 250  
CLEARWATER, FL 33762  
File No. WFA-35695

MAIL TAX STATEMENTS TO:  
FORECLOSURES 4 CASH INC.  
2929 JEWETT AVENUE  
HIGHLAND, IN 46322

Tax ID No.: 45-07-18-479-025.000-023

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of September 2015, by and between **WELLS FARGO BANK, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 3476 STATEVIEW BOULEVARD MAC #7801-013, FORT MILL, SC 29715 hereinafter referred to as Grantor(s) and **FORECLOSURES 4 CASH INC., A FOR-PROFIT DOMESTIC CORPORATION**, a mailing address of 2929 JEWETT AVE., HIGHLAND, IN 46322, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **THIRTY-FIVE THOUSAND, ONE HUNDRED NINETY-ONE AND 00/100 (\$35,191.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in LAKE County, INDIANA:

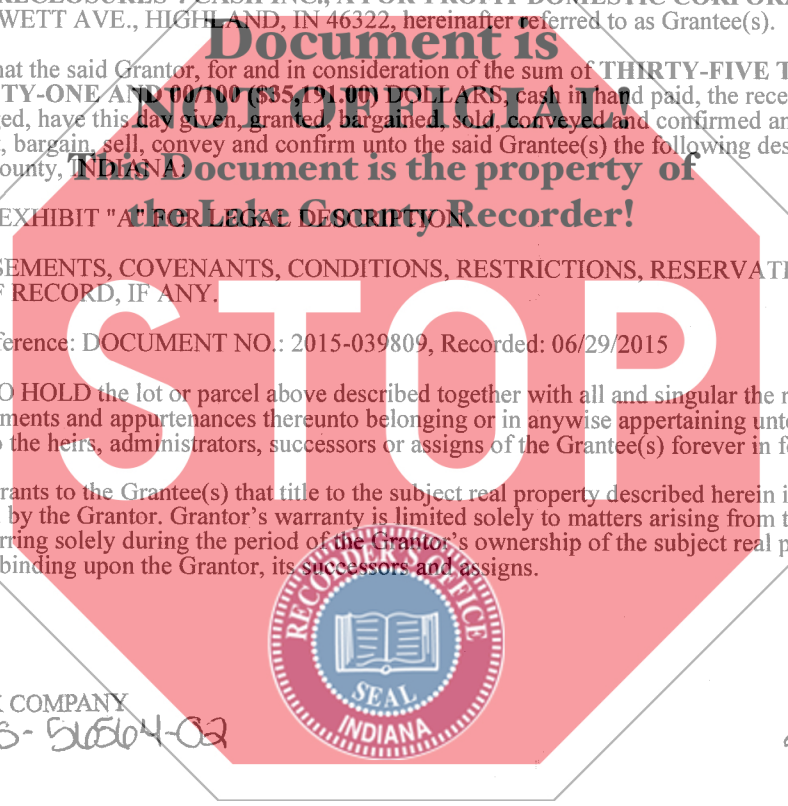
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO.: 2015-039809, Recorded: 06/29/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.



Return to

INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307

22.  
TINCK#  
24182  
ROR

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 01 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

04621

Tax ID No.: 45-07-18-479-025.000-023

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

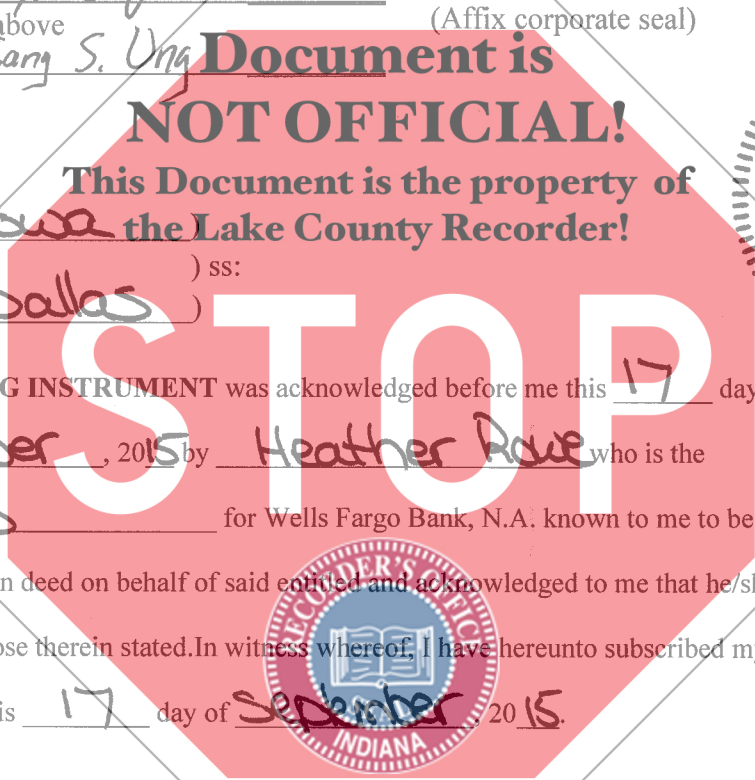
Wells Fargo Bank, N.A.

[Signature]  
Witness to sign above  
Print Name: Lisa Vanhaaften

By: Heather Rowe  
Name: \_\_\_\_\_  
Title: Heather Rowe  
Vice President Loan Documentation

[Signature]  
Witness to sign above  
Print Name: Sary S. Ung

(Affix corporate seal)



STATE OF Iowa  
COUNTY OF Dallas

The FOREGOING INSTRUMENT was acknowledged before me this 17 day of September, 2015 by Heather Rowe who is the VPLD for Wells Fargo Bank, N.A. known to me to be the person who executed the within deed on behalf of said entitled and acknowledged to me that he/she/they executed the same for the purpose therein stated. In witness whereof, I have hereunto subscribed my name and affixed my official seal this 17 day of September, 2015.

Jeri Mendoza  
Notary Public

TERI MENDOZA  
Commission Number 788861  
My Commission Expires  
March 05, 2018

Printed Name: Teri Mendoza  
My Commission Expires: March 05, 2018  
A Resident of West Des Moines County Dallas  
State of Iowa

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:  
LISA CAPITOS, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

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.

LISA CAPITOS, ESQ.



EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA, TO-WIT:

LOT 38 IN BEVERLY FIFTH ADDITION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 29 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,  
INDIANA.

