

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 068266

2015 OCT -5 PM 1:39

MICHAEL B. BROWN
RECORDER

Mail Tax Bills to:
2615 W. 65th Avenue
Merrillville, IN 46410

Grantee Address:
Rosalee G. Washburn-Trustee
2615 W. 65th Avenue
Merrillville, IN 46410

Parcel No. 45-12-08-181-008.000-030
45-12-08-181-005.000-030

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That WASHBURN REALTORS, INC., AN INDIANA CORPORATION ("Grantor"), conveys and warrants to ROSALEE G. WASHBURN, AS TRUSTEE OF THE ROSALEE G. WASHBURN 2004 TRUST DATED FEBRUARY 9, 2004, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to wit:

PARCEL 1: APARTMENT #6446 TAFT STREET, MERRILLVILLE, INDIANA, IN COUNTRY AIRE CONDOMINIUMS AS PER DECLARATION OF CONDOMINIUMS THEREOF, RECORDED ON THE 17TH DAY OF MAY, 1982 AS DOCUMENT NO. 668877, AS AMENDED BY INSTRUMENT RECORDED JULY 12, 1983 AS DOCUMENT NO. 715855, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

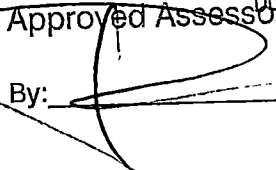
PARCEL 1: APARTMENTS #6460 AND 6466 TAFT STREET, MERRILLVILLE, INDIANA, IN COUNTRY AIRE CONDOMINIUMS AS PER DECLARATION OF CONDOMINIUMS THEREOF, RECORDED ON THE 17TH DAY OF MAY, 1982 AS DOCUMENT NO. 668877, AS AMENDED BY INSTRUMENT RECORDED JULY 12, 1983 AS DOCUMENT NO. 715855, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

Commonly known as: 6466 Taft St., Merrillville, Indiana 46410
6446 Taft St., Merrillville, Indiana 46410

SUBJECT TO:

1. Real estate taxes for 2014 payable in 2015, and all real estate taxes thereafter.
2. Covenants, conditions, easements, restrictions, ditches, drains, highways, rights-of-way, and other matters of record.
3. Covenants, conditions and restrictions contained in declaration recorded 5/17/82 as document no. 668877 and any amendments thereto.

NO SALES DISCLOSURE NEEDED

Approved Assessor
By: 
OCT 02 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

04663

COMMUNITY TITLE COMPANY
FILE NO. 158543

18
MM
CM

4. Right of approval of sale, lease, gift or mortgage of the subject unit as set out in section C paragraph IV of declaration document no. 668877.
5. Rights of parties in possession and rights, terms and conditions of any unrecorded leases and tenancy of present occupants.
6. Applicable building codes and zoning ordinances.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that the undersigned is the President of the Grantor and has been fully empowered by proper resolution of the sole shareholder and Board of Directors of the Grantor to execute and deliver this deed, and that the Grantor has authority to convey the real estate described herein.

This deed is being executed and delivered in the process of winding up the business affairs of Grantor and pursuant to Indiana Code 23-1-45-5.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30 day of ~~August~~ ^{September}, 2015.



WASHBURN REALTORS, INC.,
AN INDIANA CORPORATION

By: Rosalee G. Washburn
Rosalee G. Washburn, its President

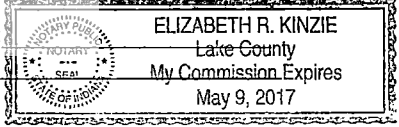
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Rosalee G. Washburn, as President of WASHBURN REALTORS, INC., and acknowledged the execution of this instrument this 30 day of ~~August~~ ^{September}, 2015.



Elizabeth R. Kinzie
(printed name), Notary Public

My Commission Expires: _____
County of Residence: _____



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. Victor H. Prasco

Document Prepared by: Victor H. Prasco, Burke Costanza & Carberry LLP
9191 Broadway, Merrillville, IN 46410