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2015 069269

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 OCT -9 AM 11:08

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Final Grade Enterprises LLC
224 Maxwell Street
Crown Point, IN 46307

CTIC - SMITH VALLEY  
File # 493168

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
45-16-08-281-004.000-042

**SPECIAL WARRANTY DEED**

Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder!

MTGLQ Investors, LP, hereinafter Grantor, for Eighty Thousand Dollars AND 00/100 (\$80,000.00), in consideration paid, conveys and specially warrants to Final Grade Enterprises LLC, 224 Maxwell Street, Crown Point, IN 46307, hereinafter Grantee, the real property described on Exhibit A and known as 224 Maxwell Street, Crown Point, IN 46307 and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: 2015054660



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 07 2015

04743

JOHN B. PETALAS  
LAKE COUNTY AUDITOR

DB1/ 67126091.4

JJE  
MM  
#2502607351

Executed by the undersigned on Sept 9th, 2015:

GRANTOR:

**MTGLQ Investors, LP**

By: [Signature]  
Name: **Marc Wilkes**  
Title: **Assistant Vice President**

STATE OF TEXAS  
COUNTY OF HARRIS

**Shore Loan Management Services LLC**  
It's Appointed Attorney In Fact:

The foregoing instrument was acknowledged before me on September 9th, 2015 by Marc Wilkes, on behalf of **MTGLQ Investors, LP**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



TANYA MARIE LAWSON  
Notary Public, State of Texas  
My Commission Expires  
September 25, 2018

[Signature]  
Notary Public



I affirm, under the penalty of perjury, that I have exercised reasonable care to redact each Social Security number in this document, unless required by law.

This instrument prepared by: Ginali Associates, P.C.  
947 North Plum Grove Road  
Schaumburg, IL 60173

Send tax statements to Grantee at: 224 Maxwell Street, Crown Point, IN 46307



**Exhibit A**

Part of Lots 27 and 28, as marked and laid down on the recorded plat of Sunnyside Addition to Crown Point, described as follows: beginning at a point on the East Line of Maxwell Avenue which is 50 Feet North of the Southwest Corner of said Lot 27 and running thence North on the East Line of said Maxwell Avenue 50 feet; thence East parallel with the South Line of said Lot 27 to the East Line of said Lot 28; thence South on the East Line of said Lot 28 to the North Line of said Lot 27; thence Easterly on the North Line of said Lot 27 to the East Line of said Lot 27; thence Westerly to the point of beginning, excepting therefrom that portion thereof deeded to Leo G. Henderlong by Deed recorded in Deed Record 470 Page 217, in Lake County, Indiana, as per plat thereof, recorded in Plat Book 17 Page 29, in the Office of the Recorder of Lake County, Indiana.

Property Address: 224 Maxwell Street, Crown Point, IN 46307



## Exhibit B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

