

2015 069301

2015 OCT -9 AM 11:23

MICHAEL B. BROWN
RECORDER

3

SPECIAL WARRANTY DEED

1500407

KNOW ALL MEN BY THESE PRESENTS: That RANDOLPH STREET, LLC, an Indiana Limited Liability Company, sole member Old Plank Trail Community Bank, N.A., "Grantor," for the sum of One Dollar and 00/100 (\$1.00), and other good and sufficient consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Pedro Moreno, Jr. and Robin M. Moreno, Husband and Wife, hereinafter referred to as "Grantees," the following described real estate located in Lake County, State of Indiana, to-wit:

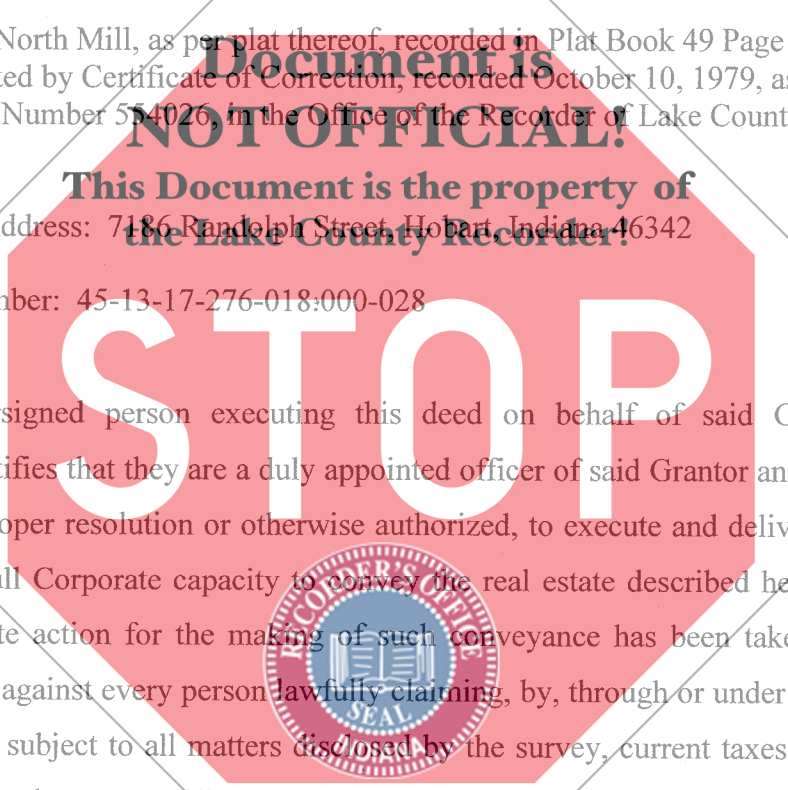
CHICAGO TITLE INSURANCE COMPANY

Lot 39, in North Mill, as per plat thereof, recorded in Plat Book 49 Page 2, and corrected by Certificate of Correction, recorded October 10, 1979, as Document Number 554026, in the Office of the Recorder of Lake County, Indiana.

Property Address: 7186 Randolph Street, Hobart, Indiana 46342

Parcel Number: 45-13-17-276-018:000-028

The undersigned person executing this deed on behalf of said Grantor company represents and certifies that they are a duly appointed officer of said Grantor and have been fully empowered, by proper resolution or otherwise authorized, to execute and deliver this deed; that the Grantor has full Corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken. The Grantor warrants specially against every person lawfully claiming, by, through or under the said Grantor, but not otherwise, subject to all matters disclosed by the survey, current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record. Grantor



26.
CS
DR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 07 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

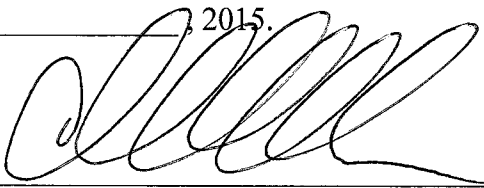
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specifically disclaims any warranties, representations, or guaranties of any kind or character, express or implied, oral or written, past, present, or future, with respect to the property, including, but not limited to, statements, warranties, representations, or guaranties as to matters of title except as stated above, environmental matters relating to the property or any portion thereof, geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and earthquake faults and the resulting damage of past and/or future earthquakes, whether, and the extent to which, the property or any portion thereof is affected by any stream (surface or underground), body of water, flood-prone area, flood plain, floodway, or special flood hazard, drainage, soil conditions, including the existence of instability, past soil repairs, soil additions, conditions of soil fill, susceptibility to landslides, or the sufficiency of any underscoring, zoning to which the property or any portion thereof may be subject, the availability of any utilities to the property or any portion thereof, including, without limitation, water, sewage, gas, and electric, usages of adjoining property, access to the property or any portion thereof, the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, or physical or financial condition of the property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights, or claims on or affecting or pertaining to the property or any part thereof, the presence of hazardous substances or violations of environmental laws in, on, under, or in the vicinity of the property, the condition or use of the property or compliance of the property with any or all past, present, or future federal, state, or local ordinances, rules, regulations, or laws, building, fire, or zoning ordinances, codes, or other similar laws, the existence or non-existence of underground storage tanks on the property, and any other matter affecting the stability or integrity of the property, the potential for further development of the property, the existence of vested land use, zoning, or building



entitlements affecting the property, the merchantability of the property or the fitness of the property for any particular purpose or tax consequences.



IN WITNESS WHEREOF, the said Grantor, has caused this Deed to be executed this

21st day of SEPTEMBER, 2015.
BY: 

Christopher Swieca, Vice President of the
Sole Member of the Company

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared the above Christopher Swieca, Senior Vice President of the Sole Member of the Company, who acknowledged the execution of the foregoing instrument as and for its voluntary act and deed, and who, being duly sworn, stated that the matters set forth in said Deed are true and correct, to the best of his/her knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this
21st day of SEPTEMBER, 2015.
 
Notary Public

My Commission Expires: 10/10/16
My County of Residence: COOK
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.


This document prepared by: Rubino, Ruman, Crosmer & Polen, LLC
By: Carla K. Pyle, #25803-64; 275 Joliet Street, Suite 330, Dyer, Indiana 46311;
Telephone 219.322-222; Facsimile 219.322-6675