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2015 070027

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 OCT 15 AM 8:54

MICHAEL B. BROWN
RECORDER

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. BAH-35613

Mail Tax Statements To:

✓ Bay National Title Company
13577 Feather Sound Drive
Suite 250
Clearwater, FL 33762

Tax ID No.: 45-09-30-354-012.000-018

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20 day of AUGUST, 2015, by and between **BANK OF AMERICA, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 7105 CORPORATE DRIVE, PLANO, TX 75024 hereinafter referred to as Grantor(s) and **JOHN KARABATSOS, A MARRIED MAN AND HRISTOS KARABATSOS, A MARRIED MAN, AS TENANTS IN COMMON**, a mailing address of 3035 ABBY SCHREIBER DR, INDIANAPOLIS, IN 46375, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of FORTY-FOUR THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$44,850.00) 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:

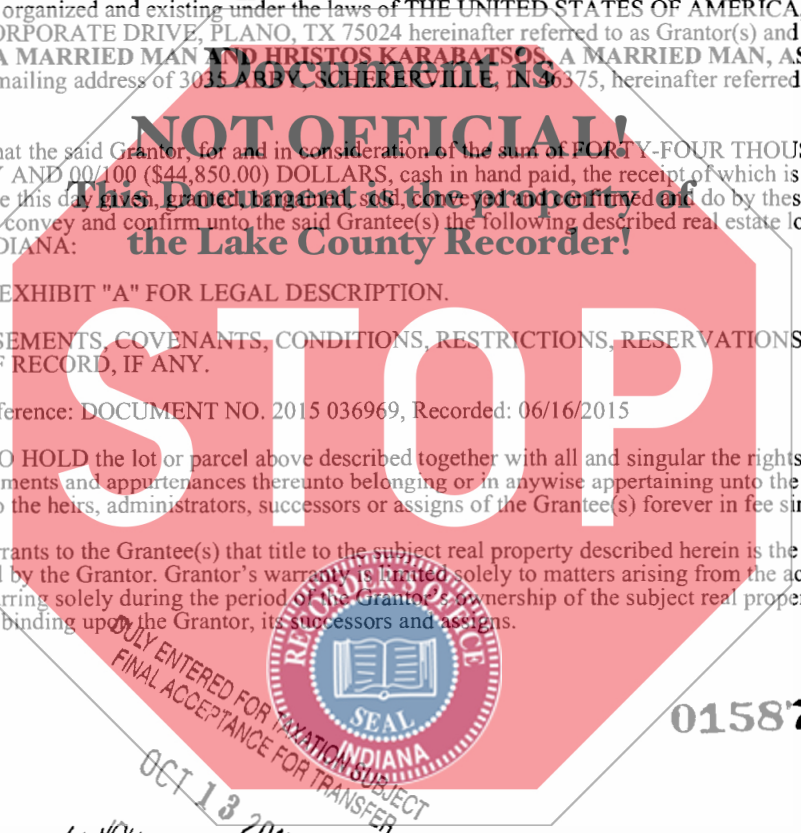
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

Prior instrument reference: DOCUMENT NO. 2015 036969, Recorded: 06/16/2015

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.



015875

JOHN E. PETALAS
LAKE COUNTY AUDITOR

OCT 13 2015

SWD 1 N Guyer Street Page 1 of 3

AMOUNT \$ 20⁰⁰
CASH _____ CHARGE _____
CHECK # 139086
OVERAGE _____
COPY _____
NON - COM _____
CLERK MB

E

Tax ID No.: 45-09-30-354-012.000-018

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20 day of AUGUST, 2015.

BANK OF AMERICA, N.A.

BY: General Miller Jr 8/2015

PRINT NAME: General Miller Jr

TITLE: Assistant Vice President (AVP)

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY



Before me, Kimberly Ann Brown, the undersigned officer, on this, the 20 day of AUGUST, 2015, personally appeared General Miller Jr, known to me or, through production of Drivers License as identification, who identified her/himself to be the AVP of Bank of America, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 20 day of AUGUST, 2015.

Kimberly Ann Brown 8-20-15
Notary Public

Printed Name: Kimberly Ann Brown
My Commission Expires: February 17, 2019
A Resident of Allegheny County
State of Pennsylvania

NOTARIAL SEAL
KIMBERLY ANN BROWN, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 17, 2019

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.

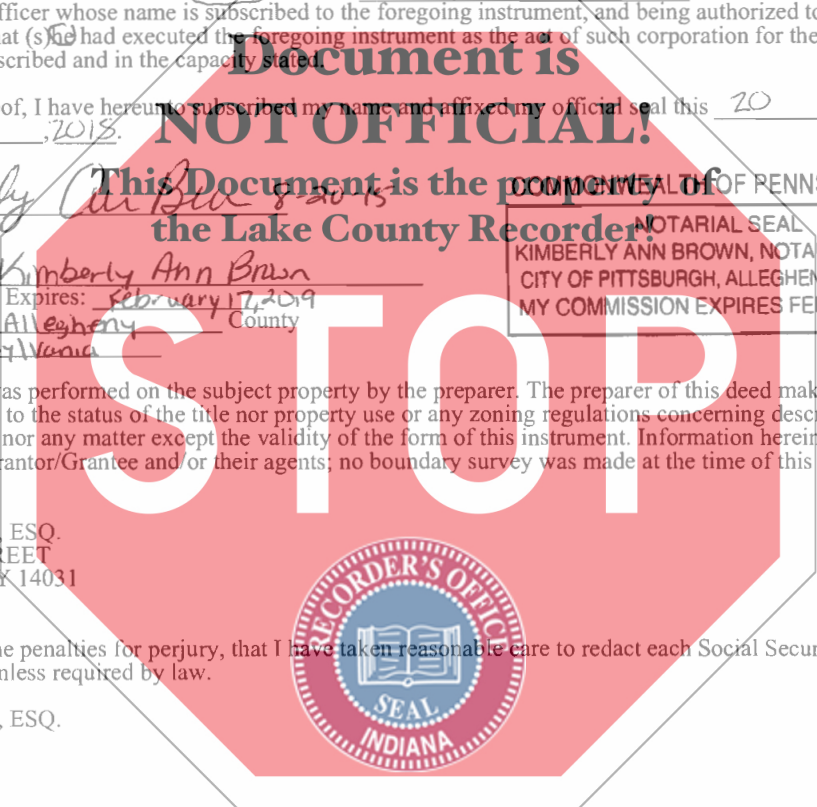


EXHIBIT A
LEGAL DESCRIPTION

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

LOT 12 IN BLOCK 2, VILLA SHORES TENTH ADDITION TO THE CITY OF HOBART AS SHOWN IN
PLAT BOOK 30, PAGE 47 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

