

Special Warranty Deed

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 071162

2015 OCT 20 AM 11:40

MICHAEL B. BROWN
RECORDER

3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that U.S. BANK, NATIONAL ASSOCIATION (herein, "Grantor"), whose address is 4801 Frederica Street, Owensboro, KY 42301, conveys and specially warrants to AHR LLC (herein, "Grantee"), whose address is 10769 Broadway Unit 1167, Crown Point, IN 46307 for and in consideration of the sum of Twenty Thousand Five Hundred and No/100 Dollars (\$20,500.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:



Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent

Property Address: 4135 Walsh Avenue, East Chicago, IN 46312
Parcel Number: 45-03-29-102-013.000-024

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and the Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 3 day of August, 2015.

Return to
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
2015-56393-02

20.
ITNCK #
24311
DN

Loan #9060003981 / 4135 Walsh Avenue, East Chicago, IN 46312 / Page 1

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 20 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

04931

Special Warranty Deed

GRANTOR:

U.S. Bank, National Association

By: Deborah F. Brant
Printed Name: Deborah F. Brant
Title: REO Mgr.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Before me, the undersigned Notary Public in and for said County and State, personally appeared Deborah F. Brant as REO Mgr. of U.S. Bank, National Association and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 3rd day of August, 2015.

[Affix Notary Seal]



JOANNE TRAVERS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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Joanne Travers

Notary signature: Joanne Travers
Printed name: Joanne Travers
My commission expires: 1/31/2017

When Recorded Return To:

IRMA PEREZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA
91362

Send Subsequent Tax Bills To:

AHR LLC
7524 Marshall St.
Merrillville, IN 46410

This Instrument Prepared By:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, Esq. 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 (Steven A. Williams, Esq.).

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT TWENTY-NINE (29) AND THE NORTH 17 FEET OF LOT TWENTY-EIGHT (28), IN BLOCK SIX (6), HAMILTON'S ADDITION TO EAST CHICAGO AS SHOWN IN PLAT BOOK 14, PAGE 30, IN LAKE COUNTY, INDIANA.

**Document is
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the Lake County Recorder!

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

