

*** THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION***

2015 038916

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 JUN 24 AM 9:14

MICHAEL B. BROWN
RECORDER

2015 071275

and exact copy of the original

Chicago Title Insurance Co.

Susan H. Boretta

After Recording Return To:

William Lepak
Ann L. Kirchmaier
603 S Lakeview Drive
Lowell, IN 46356

CTIC - SMITH VALLEY
File # 481732

PROPERTY APPRAISAL (TAXABLE PARCEL IDENTIFICATION NUMBER)
45-19-12-132-009.000-007

Document is NOT OFFICIAL!
SPECIAL WARRANTY DEED

This Document is the property of the Lake County Recorder

GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as legal Title Trustee, whose mailing address is 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618, hereinafter Grantor, for One Hundred Nineteen Thousand Nine Hundred AND 00/100 (\$119,900.00), in consideration paid, conveys and specially warrants to William Lepak and Ann L. Kirchmaier, 12031 103rd Court Saint John, IN 46375, hereinafter Grantee, the real property described on Exhibit A and known as 603 S Lakeview Drive, Lowell, IN 46356, 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: 2014-050128

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 23 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MICHAEL B. BROWN
RECORDER

2015 OCT 21 AM 8:36

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 20 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

016048

20425

DB1767126091.A

NO SALES TAX DEDUCTIBLE

Handwritten notes:
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Executed by the undersigned on May 8, 2015:

GRANTOR:

GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as legal Title Trustee

By: Brandee Conrad

Name: Brandee Conrad
Title: Assistant Vice President

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me on May 8, 2015 by Brandee Conrad, on behalf of GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee 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.



Angela Y. Jackson
Notary Public Angela Y. Jackson

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

Send tax statements to Grantee at: 603 S Lakeview Drive, Lowell, IN 46356



Exhibit A

THEREOF, RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 603 S. Lakeview Drive, Lowell, IN 46356



EXHIBIT A

LOT 15 AND 16, EXCEPT THE NORTH 5 FEET THEREOF, BLOCK 2, DALECARLIA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



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.

