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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 071276

2015 OCT 21 AM 8:36

MICHAEL D. BROWN
RECORDER

After Recording Return To:

Volodymir Shyika
5625 Wegg Avenue
East Chicago, IN 46312

CTIC - AVON
File # 485265

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-03-32-358-010.000-024

SPECIAL WARRANTY DEED

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

GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, hereinafter Grantor, for Forty Three Thousand Dollars AND 00/100 (\$43,000.00), in consideration paid, conveys and specially warrants to Volodymir Shyika, 5625 Wegg Avenue, East Chicago, IN 46312, hereinafter Grantee, the real property described on Exhibit A and known as 5625 Wegg Avenue, East Chicago, IN 46312, 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: 2014084014

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 20 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

016049

AMOUNT \$ 22
 CASH _____ CHARGE _____
 CHECK # 2502607357
 OVERAGE 2502607538
 COPY _____
 NON COM _____
 CLERK 6/1

Executed by the undersigned on September 3, 2015:

GRANTOR:

GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee

By: Brandee Conrad
Name: **Brandee Conrad**
Title: **Assistant Vice President**

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me on September 3, 2015 by Brandee Conrad, on behalf of **GMAT Legal Title Trust 2014-1, 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.



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: 5625 Wegg Avenue, East Chicago, IN 46312

Exhibit A

Lot 27, except the South 30 feet thereof, and the South 37 feet of Lot 28 in Block 1 in Roxana Park 4th Addition to East Chicago, as per plat thereof, recorded in Plat Book 29 page 47, in the Office of the Recorder of Lake County, Indiana.

Property Address: 5625 Wegg Avenue, East Chicago, IN 46312



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.

