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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2015 072171

2015 OCT 23 AM 11:55

Mail Tax Statements To:

Michael Strazzante
11907 West 126th Court
Cedar Lake, IN 46303

MICHAEL B. BROWN
RECORDER

Property Tax ID#: 45-15-20-205-004-000-014

File #: NJN-1245458

RECORDING REQUESTED BY
NETCO TITLE COMPANY

WARRANTY DEED

This indenture made on this 5 day of October, 2015. Witnesseth GMAT LEGAL TITLE TRUST 2013-1, US BANK NATIONAL ASSOCIATION, as Legal Trustee, of 2800 28th Street # 102, Santa Monica, CA 90405 ("Grantor"), conveys and warrants to MICHAEL STRAZZANTE, single man of 11907 West 126th Court, Cedar Lake, IN 46303 ("Grantee"), for and in consideration of ONE HUNDRED NINE THOUSAND and 00/100 DOLLARS (\$190,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana:



Property Address: 11907 West 126th Court, Cedar Lake, IN 46303

Tax ID: 45-15-20-205-004-000-014

Subject to all easements and rights of way of record, if any

And the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certify that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

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.

[Handwritten Signature]
Signature

James R. Guerin
DULY ENTERED FOR TAXATION SUBJECT
ACCEPTANCE FOR TRANSFER
[Handwritten Name]

OCT 22 2015

22527

JOHN E. PETALAS
LAKE COUNTY AUDITOR

[Handwritten initials]
#139006

IN WITNESS WHEREOF, Grantor has executed this deed this 5 day of October, 2015.

RMS ASSET MANAGEMENT LLC for
GMAT LEGAL TITLE TRUST 2013-1, US BANK,
NATIONAL ASSOCIATION, as Legal Trustee

By [Signature]
JAMES R. GUERIN, Managing Director

STATE OF California }
COUNTY OF Orange } ss

Before me, a Notary Public in and for said County and State, personally appeared JAMES R. GUERIN, Managing Director for RMS ASSET MANAGEMENT LLC for GMAT LEGAL TITLE TRUST 2013-1, US BANK NATIONAL ASSOCIATION, as Legal Trustee, who acknowledged the execution of the foregoing Quitclaim Deed.

Witness my hand and notary seal this 5 day of October, 2015.



NOTARY PUBLIC
[Signature]
G. MELTON
[Printname]



No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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 Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Document is NOT OFFICIAL!

On 10/5/2015 **This Document is the property of G. MELTON**

A Notary Public personally appeared JAMES R. GUERIN

STOP

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
G. MELTON



(Seal)

EXHIBIT "A"

LOT10 IN AUGUST OAKS SUBDIVISION, UNIT 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 98 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 11907 West 126th Court, Cedar Lake, IN 46303
Parcel Number: 45-15-20-205-004.000-014

