

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 072521

2015 OCT 27 AM 9:37

MICHAEL B. BROWN  
RECORDER

~~After Recording Return To &~~  
Mail Tax Statements to Grantee:  
Floriberta Perez  
3707 North Damen Avenue  
Chicago, IL 60618

After Recording Return to:  
Paradise Settlement Services  
401 E. Corporate Dr.  
Suite #290  
Lewisville, TX 75057

Property Tax ID#: 45-03-30-459-017.000-023

**SPECIAL WARRANTY DEED**

This indenture made on this 20<sup>th</sup> day of August, 2015, witnesseth that MIDFIRST BANK, whose address is 999 N.W. Grand Boulevard, Ste. 100, Oklahoma City, OK 73118, conveys and warrants to FLORIBERTA PEREZ, of 3707 North Damen Avenue, Chicago, IL 60618, for and in consideration of Sixteen Thousand Dollars (\$16,500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

Lot 12, Except 2 1/2 feet by parallel lines off the entire North side thereof, in Block I, in Stafford and Frankle's Second South Central Calumet Addition to Hammond, as per plat thereof, recorded in Plat Book 21, Page 22, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4849 S. Magnolia Ave, Hammond, IN 46327

This being the same property conveyed to Grantor herein by Deed Recorded on 06/04/2015, as Instrument No. 2015-034608, Lake County Records.

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

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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.

Parichehr Kazemi  
Signature

Parichehr Kazemi  
Printed Name

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 26 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

22622 18.  
CA: 30627  
DM

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-7-22.5-6. 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. 13-7-22.5-1 et seq. is required.

IN WITNESS WHEREOF, Grantor has executed this deed this 20th day of August, 2015.

MIDFIRST BANK

By: [Signature] Title: Vice President

Parichehr Kazem

Printed Name

STATE OF  
COUNTY OF

Oklahoma  
Oklahoma

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

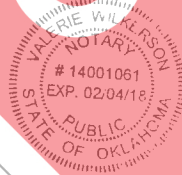
Subscribed and sworn to before me, the undersigned notary public, on this 20th day of August, 2015, by Parichehr Kazem, who is a/the Vice President of MIDFIRST BANK, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

NOTARY PUBLIC

[Signature]

Valerie Wilkerson

[Print name]  
Resident of Oklahoma County, Oklahoma



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: John P. Rucpich, Esq.  
9120 Connecticut Drive Suite G, Merrillville, IN 46410  
Phone: 1-866-878-9765