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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 081726

2015 DEC -8 AM 9:03

MICHAEL B. BROWN  
RECORDER

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Return to and mail tax statements to Grantee at:

Melissa C. Messere  
3000 E. Lincoln Hwy  
Lynwood, IL 60411  
File Number: RMSC-IN-94023

Property Tax ID#: 45-11-09-451-026-000.036



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SPECIAL WARRANTY DEED

This indenture made on this 23<sup>rd</sup> day of November, 2015 witnesseth that **QUEEN'S PARK OVAL ASSET HOLDING TRUST**, whose address is 5016 Parkway Plaza Blvd Ste 200, Charlotte, NC 28217, convey and warrant to **MELISSA C. MESSERE, A SINGLE WOMAN**, whose address is 3000 E. Lincoln Hwy, Lynwood, IL 60411, for and in consideration of **\$57,100.00** 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:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 328 68th Place, Schererville, IN 46375

Being all of the same Property conveyed to Grantor by virtue of a Deed recorded December 30, 2013 among the Official Property Records of Lake County, Indiana as Instrument 2013094505.

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

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

And the Grantor hereby covenants 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 specially warrants 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 certifies 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.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05485

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

1

DEC 04 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20.00  
M-E

#4347

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.

Nicole LePage  
Signature

Nicole LePage  
Printed Name

In witness whereof, Grantor has executed this deed this 23<sup>rd</sup> day of November, 2015

QUEEN'S PARK OVAL ASSET HOLDING TRUST  
by: RoundPoint Mortgage Servicing Corporation as Attorney in Fact

By Nicole LePage

Print Name: Nicole LePage  
Supervisor Real Estate Operations

Title: \_\_\_\_\_

STATE OF NC  
COUNTY OF Rockingham

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Before me, a Notary Public in and for said County and State, personally appeared

Nicole LePage  
Supervisor of Real Estate (Title of Officer), on behalf of ROUNDPOINT MORTGAGE SERVICING CORPORATION AS ATTORNEY IN FACT FOR QUEEN'S PARK OVAL ASSET HOLDING TRUST, a trust organized and existing under the laws of the State of Delaware, and acknowledged the execution of the foregoing instrument for and on behalf of said Grantor, and who, have been duly sworn, stated that the representations therein contained are true.

Kathleen E Gensch  
Notary Public  
Printed Name: Kathleen E Gensch  
My Commission Expires: 10-6-16  
A Resident of Gaston County, NC



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.

**EXHIBIT "A"**

LOT 22, IN BLOCK 2, IN ACRE HOMESTEAD SUBDIVISION, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

APN #: 45-11-09-451-026-000.036

