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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS

2016 001530

2016 JAN 12 AM 8:35

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:
Ilija Pecoski
5180 East 107th Place
Crown Point, IN 46307
File Number: AUC-473906-REO

Property Tax ID#: 45-16-17-280-021.000-042

SPECIAL WARRANTY DEED

This indenture made on this 11th day of November, 2015 witnesseth that **U.S. BANK NATIONAL ASSOCIATION**, whose address is 200 South Sixth Street, EP-MN-L22R, Minneapolis, MN 55402-1403, convey and warrant to **Ilija Pecoski**, whose address is 5180 East 107th Place, Crown Point, IN 46307, for and in consideration of \$108,500.00 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:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"
PROPERTY ADDRESS: 160 East Franciscan Drive, Crown Point, IN 46307

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 gas 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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 07 2016

JOHNE PETALAS
LAKE COUNTY AUDITOR

200520-
AMOUNT \$ _____
CASH _____ CHARGE _____
CHECK # 134564
OVERAGE 2
COPY _____
NON-COM _____
CLERK AM

E

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.

Christina Pazderka
Signature

Christina Pazderka
Printed Name

In witness whereof, Grantor has executed this deed this 10th day of December, 2015

U.S. Bank National Association

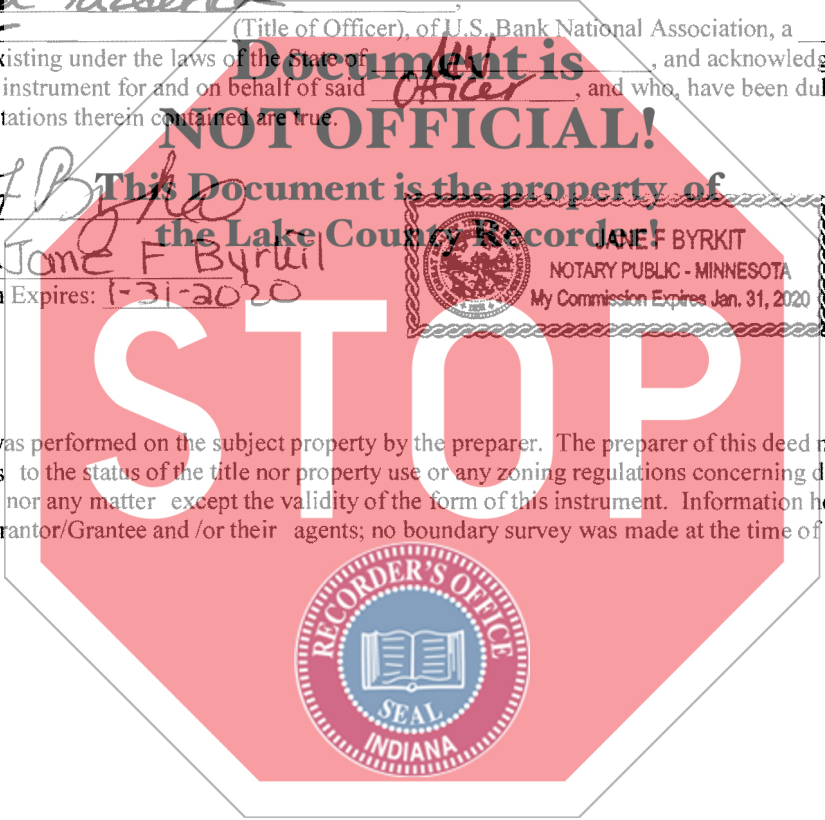
By Christina Pazderka
Print Name: Christina Pazderka
Title: Officer

STATE OF MN
COUNTY OF Hennepin

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

Christina Pazderka
Officer (Title of Officer), of U.S. Bank National Association, a bank organized and existing under the laws of the State of MN, and acknowledged the execution of the foregoing instrument for and on behalf of said Officer, and who, have been duly sworn, stated that the representations therein contained are true.

Jane F. Byrkit
Notary Public
Printed Name: Jane F. Byrkit
My Commission Expires: 1-31-2020



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.



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, CITY OF CROWN POINT, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 10, IN JEFFREY MANOR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37 PAGE 83, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-16-17-280-021.000-042

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION FROM THE SHERIFF OF LAKE COUNTY, INDIANA, IN A DEED DATED OCTOBER 2, 2015 AND RECORDED NOVEMBER 25, 2015 AS INSTRUMENT NO. 2015079246.

Property Commonly Known As: **600 East Franciscan Drive, Crown Point, IN 46307**

