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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 JAN 12 AM 8:35

MICHAEL B. DROWN  
RECORDER

2016 001532

After Recording Return To:

Linear Title & Closing  
127 John Clarke Road  
Middletown, RI 02842

~~Return to~~ MAIL TAX STATEMENTS TO GRANTEE AT:

FRANCISCO J. JUAREZ AND ISAURA JUAREZ  
2560 FAIRBANKS STREET  
GARY, IN 46406  
No. 403-000-003  
PROPERTY TAX ID#: 45-07-14-403-033.000-003

**SPECIAL WARRANTY DEED**

THIS INDENTURE made on this 25<sup>th</sup> day of NOVEMBER, 2015, witnesseth that **REO LOGIC-INDIANA HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose address is 555 Middle Creek Parkway, Colorado Springs, CO 80921, convey and warrant to **FRANCISCO J. JUAREZ AND ISAURA JUAREZ**, whose address is 2637 Fairbanks, Gary, IN 46406, for and in consideration of **\$12,500.00** 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: 2560 Fairbanks Street, Gary, IN 46406

This being the same property conveyed to REO Logic-Indiana Holdings, LLC from U.S. Bank Custodian for TLCE 2012A LLC in a Deed dated August 7, 2015 and recorded August 20, 2015 among the Official Property Records of Lake County, Indiana as instrument No. 2015056656.

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.



FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
JAN 08 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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In witness whereof, Grantor has executed this deed this 25<sup>th</sup> day of November, 2015

**REO Logic-Indiana Holdings, LLC, a Colorado Limited Liability Company**

By Steve McFarlane

Print Name: Steve McFarlane

Title: Manager

STATE OF Colorado }

COUNTY OF El Paso }

Before me, a Notary Public in and for said County and State, personally appeared Steve McFarlane, Manager (Title of Officer), of REO Logic-Indiana Holdings, LLC, a Colorado Limited Liability Company, a company organized and existing under the laws of the State of Colorado, and acknowledged the execution of the foregoing instrument for and on behalf of said company, and who, have been duly sworn, stated that the representations therein contained are true.

Laurie Heidinger  
Notary Public  
Printed Name: Laurie Heidinger  
My Commission Expires: 7-24-2019  
A Resident of El Paso County, Colorado



*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"**

**[Legal Description]**

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

LOT 5, BLOCK 4, A.A. LEWIS & CO. OAK WOODS SUBDIVISION, AS SHOWN IN PLAT BOOK 23, PAGE 5, IN LAKE COUNTY, INDIANA.

PARCEL ID# 45-07-14-403-033.000-003

THIS BEING THE SAME PROPERTY CONVEYED REO LOGIC-INDIANA HOLDINGS FROM US BANK CUSTODIAN FOR TLCF 2012A, LLC IN A DEED DATED AUGUST 7, 2015, RECORDED AUGUST 20, 2015, AS INSTRUMENT NO. 2015056656.

Property Commonly Known As: **2560 Fairbanks Street, Gary, IN 46406**

