

R# 1212327

Special Warranty Deed

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

3

2016 001548

2016 JAN 12 AM 8:37

MICHAEL D. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that US BANK NA (herein, "Grantor"), whose address is 2810 Frederica St., Owensboro, KY 42301, conveys and specially warrants to DAY INVESTMENTS LLC (herein, "Grantee"), whose address is 38355 SHAGBARK LN/WADSWORTH, IL for and in consideration of the sum of Two Thousand and No/100 Dollars (\$2,000.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

60083

SEE EXHIBIT A ATTACHED HERETO.

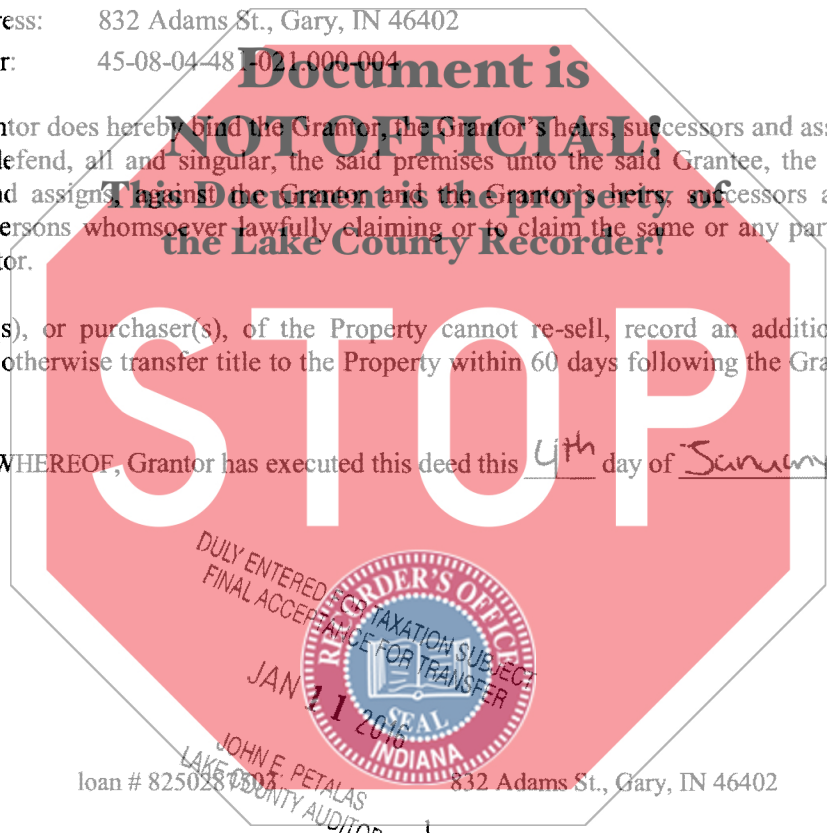
Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 832 Adams St., Gary, IN 46402  
Parcel Number: 45-08-04-48-001-000-004

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and the Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

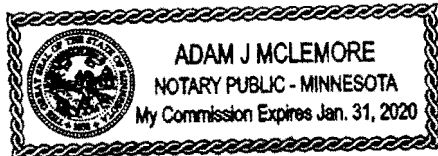
IN WITNESS WHEREOF, Grantor has executed this deed this 4<sup>th</sup> day of January, 2016.



010228

loan # 825028  
LAKE COUNTY AUDITOR

AMOUNT \$ 2000  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 143867  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK pm E



GRANTOR:

US BANK NA

By: Deborah F. Brant  
Printed Name: Deborah F. Brant  
Title: REO Manager

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

Before me, the undersigned Notary Public in and for said County and State, personally appeared Deborah F. Brant, as REO Manager of US BANK NA and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 4th day of January, 2016.

[Affix Notary Seal]

Notary Signature: Adam J. McLemore  
Printed name: Adam J. McLemore  
My commission expires: Jan 31, 2020



When Recorded Return To: WAYNE SWINSON  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA  
91362

Send Subsequent Tax Bills To: DAE INVESTMENTS CO  
38355 Shragbank Ln.  
Wadsworth, IL 60083

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, Esq. 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 (Steven A. Williams, Esq.).

**EXHIBIT A**

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF LAKE AND STATE OF INDIANA, TO WIT:

LOT 20, IN BLOCK 9. IN GARY LAND COMPANY'S FIRST SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY. INDIANA, EXCEPT THAT PART OF SAID LOT TAKEN FOR THE WIDENING OF ADAMS STREET.

AND COMMONLY KNOWN AS 832 ADAMS STREET, GARY, IN 46402

PARCEL NUMBER: 45-08-04-481-021-000-004

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the consequences. Further, the preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



15-72207 (cmm)

loan # 8250287503

832 Adams St., Gary, IN 46402