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2016 005852

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 JAN 27 AM 8:45

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:

Chad W. Breitweiser
3260 W 800 N
Lake Village, IN 46349
File Number: AUC-465031-REO

↓
After recording return to:
Linear Title & Closing
127 John Clarke Road, 1st Floor
Middletown, RI 02842

Property Tax ID#: 45-23-33-236-003.000-039

SPECIAL WARRANTY DEED

This indenture made on this 24 day of December, 2015 witnesseth that
CITIMORTGAGE, INC., whose address is 1000 Techonlogy Dr, O Fallon, MO 63368, convey and warrant to
CHAD W. BREITWEISER, whose address is 3260 W 800 N, Lake Village, IN 46349, for and in consideration of
\$33,000.00 and other valuable consideration, the receipt whereof is hereby acknowledged, the following ~~REAL~~ **REAL** SUBJECT
Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 23805 Euclid Street, Schneider, IN 46376

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.

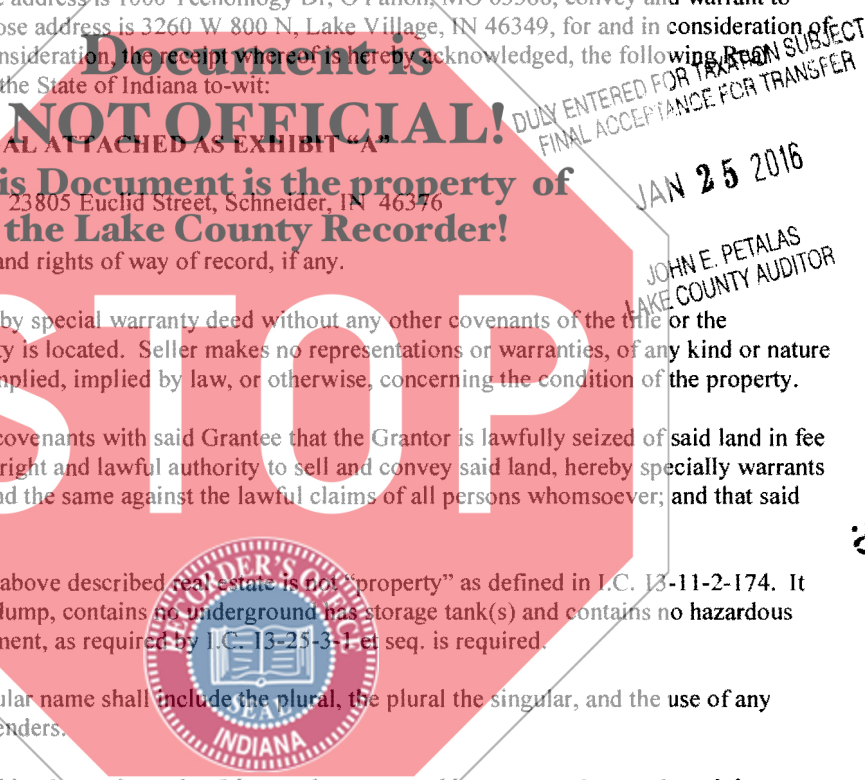
*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social
security number in this document, unless required by law.*

Jessica Eaton
Signature 12/24/15

Jessica Eaton
Printed Name

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AMOUNT \$ 20-
Vice President - CHARGE
Document Control 136990
CHECK
OVERPAGE _____
COPY _____
NON-COM _____
CLERK am



JAN 25 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

20484

In witness whereof, Grantor has executed this deed this 24 day of December, 20 15

CitiMortgage, Inc.

By Jessica Eaton

Print Name: Jessica Eaton

Title: Vice President - Document Control

STATE OF Missouri }
COUNTY OF St. Charles }

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

Jessica Eaton,
Vice President - Document Control (Title of Officer), of CitiMortgage, Inc., a corporation organized and existing under the laws of the State of New York, and acknowledged the execution of the foregoing instrument for and on behalf of said Vice President - Document Control and who, have been duly sworn, stated that the representations therein contained are true.

Timothy J. Eliff
Notary Public

Printed Name: Timothy J. Eliff

My Commission Expires: 3/5/17

TIMOTHY J. ELLIFF
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission #13456538
My Commission Expires March 5, 2017

Document is NOT OFFICIAL!

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.

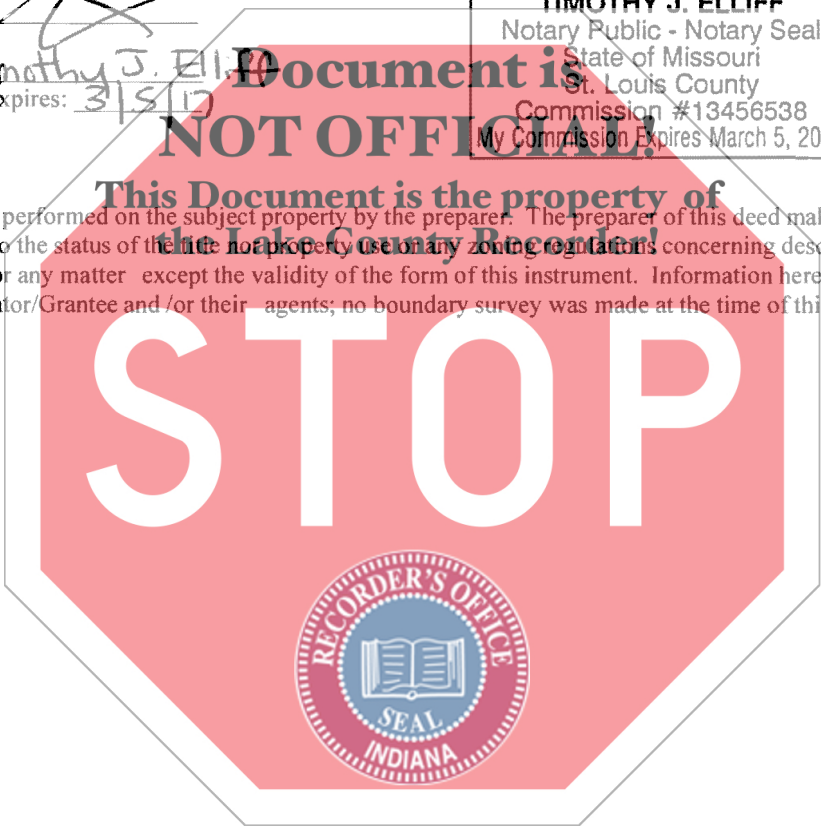


Exhibit "A"

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

LOTS 13 AND 14, BLOCK 3, WILLIAMS ADDITION TO SCHNEIDER, AS RECORDED IN PLAT BOOK 6 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PARCEL ID #45-23-33-236-003.000-039

THIS BEING THE SAME PROPERTY CONVEYED TO CITIMORTGAGE, INC. FROM THE SHERIFF OF LAKE COUNTY, INDIANA IN A DEED DATED OCTOBER 2, 2015 AND RECORDED NOVEMBER 4, 2015 AS INSTRUMENT NO. 2015074377.

