

4


STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 015583

2016 MAR 16 PM 2:54

MICHAEL B. BROWN  
RECORDER

After Recording, Return to:  
Mail tax statements to:  
ARS Rentals, Inc  
5956 Hyslop Place  
Hammond, IN 46320

Record and Return to:   
Blue Streak Docs  
404 S. MLK, Jr. Avenue  
Clearwater FL 33756

File #: IN- 16020764

SPECIAL WARRANTY DEED

This indenture made on this 16 day of March, 2016, CARRINGTON MORTGAGE SERVICES, LLC, of 1600 S Douglas Rd Suite 200A, Anaheim, CA 92806, convey and specially warrants to ARS RENTALS, INC, of 5956 Hyslop Place Hammond, IN 46320, for and in consideration of TWENTY SEVEN THOUSAND and 00/100 Dollars (\$27,000.00) 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: ~~1713~~ Wilson St., Gary, IN 46404

~~1713-19~~

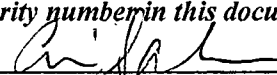
Parcel ID #: 45-08-07-432-002.000-004

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.

*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.*

  
\_\_\_\_\_  
Signature

Amir Saleem  
\_\_\_\_\_  
Printed Name

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 16 2016

21227

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

22-00  
M.E  
# 102632

IN WITNESS WHEREOF, Grantor has executed this deed this 22<sup>nd</sup> day of February, 2016.

CARRINGTON MORTGAGE SERVICES, LLC

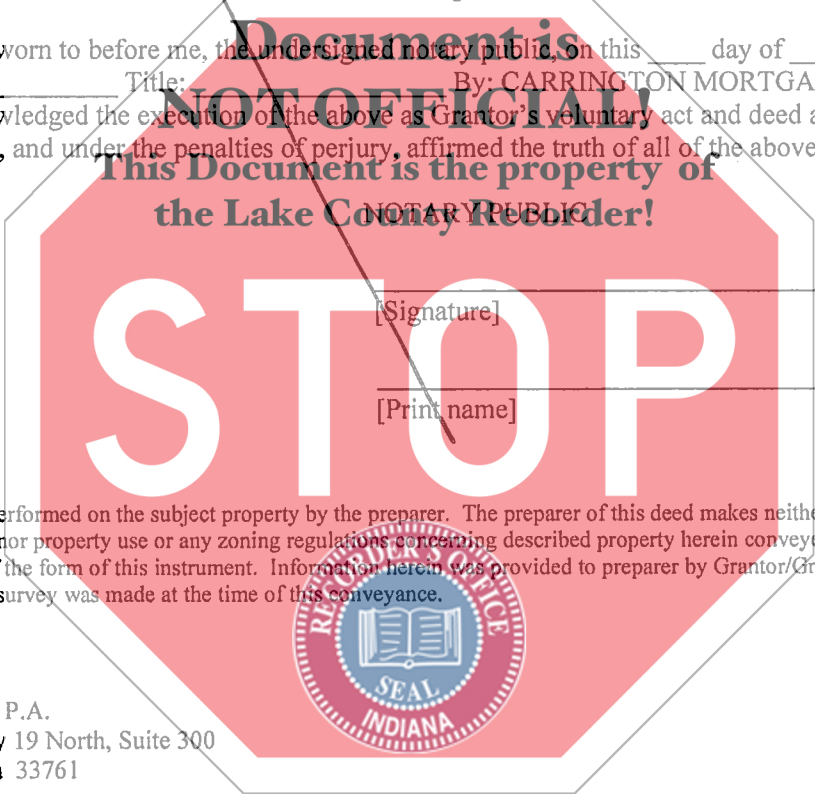
By: [Signature]  
Tom Croft, SVP Default  
Carrington Mortgage Services, LLC

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

*see attached*

Subscribed and sworn to before me, the undersigned notary public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
By: \_\_\_\_\_ Title: \_\_\_\_\_ By: CARRINGTON MORTGAGE SERVICES,  
LLC, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first  
being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.



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.

Prepared by:  
April MacIntyre  
Curphey & Badger P.A.  
28100 US Highway 19 North, Suite 300  
Clearwater, Florida 33761

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

# CALIFORNIA ALL - PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

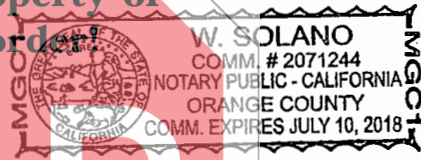
On 02/22/2016, before me, W. Solano, Notary Public, personally appeared, Tom Croft, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

W. Solano (Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### INSTRUCTIONS FOR COMPLETING THIS FORM

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer  
\_\_\_\_\_  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

This acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**EXHIBIT "A"**

LOTS 44 AND 45, IN BLOCK 6, EAST ENGLEWOOD ADDITION TO EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

For Informational Purposes Only the Tax ID / APN is: 45-08-07-432-002.000-004

