

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 036673

2016 JUN 14 AM 10: 07

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:

Jung Ja Lee
11636 Parrish Avenue
Cedar Lake, IN 46303

File Number: MCM-524461-REQ

Property Tax ID#: 45-15-09-476809,000-013

Return to:
Linear Title & Closing
Attn: Recording Department
127 John Clarke Rd.
Middletown, RI 02842



This indenture made on this 11 day of May, 2016 witnesseth that **VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE**, whose address is 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814, convey and warrant to **JUNG JA LEE, A MARRIED WOMAN** whose address is 11636 Parrish Avenue, Cedar Lake, IN 46303, for and in consideration of **\$35,000.00** 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: 11636 Parrish Avenue, Cedar Lake, IN 46303

Subject to all easements and rights of way of record, if any.

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD the same unto Grantee's heirs, administrators, successors or assigns, forever in fee simple and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free of all encumbrances, except taxes accruing subsequent to the current tax year.

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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

234451

JUN 13 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

E

AMOUNT \$ 20
CASH _____ CHARGE _____
CHECK # 27349
OVERAGE _____
COPY _____
NON-COM _____
CLERK RM

In witness whereof, Grantor has executed this deed this 11 day of May, 2016.

[Signature]
Ventures Trust 2013-I-NH

By: MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its Trustee

By: Steven Troneer, its Vice President

STATE OF Maryland
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public, in and for said County and State, this 11 day of May, 2016, personally appeared Steven Troneer, Vice President of MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC as Trustee for VENTURES TRUST 2013-I-NH, a Statutory Trust organized and existing under the laws of the State of Delaware and acknowledged the execution of the foregoing instrument for and on behalf of said Grantor and who, have been duly sworn, stated that the representations therein contained are true.

Kate G Hatfield
Notary Public
Printed Name: Kate G. Hatfield
My Commission Expires: 4/11/18
A Resident of Montgomery County,
State of Maryland

KATELIN ELIZABETH HATFIELD
Notary Public
Montgomery County
Maryland
My Commission Expires April 11, 2018

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.

Danielle Sheets
Signature
Danielle Sheets
Printed Name

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 CEDAR LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 7 IN PON AND CO'S HICKORY WOODS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25 PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-15-09-476-009.000-013

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE FROM PATRICK H. FLANAGIN, A SINGLE PERSON IN A DEED DATED MAY 30, 2015 AND RECORDED JULY 09, 2015 AS INSTRUMENT NO. 2015-042372

