

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054354

2016 AUG 10 AM 8:45

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Sojourners Title Agency
3962 Red Bank Rd.
Cincinnati, OH 45227
RE0165177

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-07-26-401-010.000-006

SPECIAL WARRANTY DEED

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, who took title as FV-1, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, whose mailing address is c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129, hereinafter Grantor, for Eighty Thousand Three Hundred and 00/100 Dollars, \$80,300.00, in consideration paid, conveys and specially warrants to Chalice Properties LLC, an Indiana Limited Liability Company, hereinafter Grantee, the real property described on Exhibit A and known as 1249 Wood Street, Griffith, IN 46319, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Prior instrument reference: 2016005350

25086

AUG 09 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 22-
CASH _____ CHARGE _____
CHECK # 54707
OVERAGE 1
COPY 1
NON-COM _____
CLERK Am E

Executed by the undersigned on this 20 day of JULY, 2016:

GRANTOR:

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC by Specialized Loan Servicing, LLC as Attorney in Fact

POA No: 2015-035722

NOT OFFICIAL!

By: Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC Inst No: 2015-078140

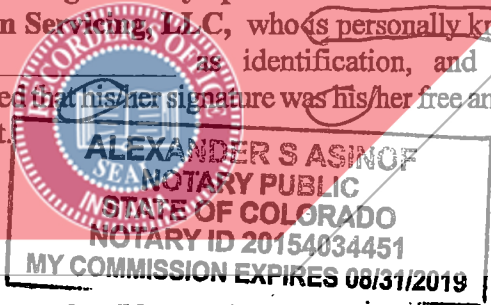
Jeff Harnish, Assistant Vice President Specialized Asset Management, LLC as Attorney in Fact For Specialized Loan Servicing, LLC

STATE OF _____
COUNTY OF _____

Colorado
Douglas

The foregoing instrument was acknowledged before me on this 20 day of JULY, 2016 by Jeff Harnish (name) its AVP (title) on behalf of **Specialized Loan Servicing, LLC as Attorney in Fact for FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC by Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



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. Robert E. Altman III, Attorney at Law (29811-15)

This instrument prepared by: Robert E. Altman III, Attorney at Law (29811-15)
3962 Red Bank Road, Cincinnati, OH 45227

Send tax statements to Grantee at: P.O. Box 228, Schererville, IN 46375

Exhibit A
Legal Description

Lot 142 in The Park 3rd Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 36, Page 85, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-07-26-401-010.000-006

Commonly known as: 1249 Wood Street, Griffith, IN 46319



Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, Orders, resolutions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

