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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054896

2016 AUG 11 PM 3:34

MICHAEL B. BROWN
RECORDER

SL# 3427241
REO# 6005

↓

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Grantee Address/Mail Tax Statements To: Joseph Demase, 1427 Brandywine, Munster, IN 46321

Document is
PROPERTY APPRAISAL (TAX/ARN) PARCEL IDENTIFICATION NUMBER
NOT OFFICIAL!
45-12-18-251-026.000-030

This Document is the property of
the Lake County Recorder!
SPECIAL WARRANTY DEED

CitiMortgage, Inc., whose mailing address is **1000 Technology Drive, O'Fallon, MO 63368**, hereinafter grantor, for \$127,600.00 (One Hundred Twenty Seven Thousand Six Hundred Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of special warranty, to **Joseph Demase**, hereinafter grantee, whose tax mailing address is **1427 Brandywine, Munster, IN 46321**, the following real property:

LOT 2 IN PRAIRIE CREEK PHASE ONE, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 62, AND AMENDED BY A RATIFICATION, CONFIRMATION AND ACCEPTANCE OF PLAT RECORDED JANUARY 26, 2005 AS DOCUMENT NO. 2005 005802, IN THE OFFICE OF LAKE COUNTY, INDIANA.
Property Address is: **3775 W 72nd Ave., Merrillville, IN 46410**

Seller 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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2016

SWD Page 1 of 3

820.00
E M.C
321149

25191

JOHN E. PETALAS
LAKE COUNTY AUDITOR

SL# 3427241

REO# 6005

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **Official Records Book 2016, Page 024234**



Executed by the undersigned on July 26, 2016:

CitiMortgage, Inc.

By Julie Groeper 7-26-16

Name: Julie Groeper

Its: vice president - document control

STATE OF Missouri
COUNTY OF St. Charles

The foregoing instrument was acknowledged before me on July 26, 2016 by Julie Groeper its Vice President - Document Control on behalf of CitiMortgage, Inc. who is personally known to me or has produced personally known 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.

Document is Notary Public
NOT OFFICIAL!
Nellie M. Witherspoon

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.

Julie Groeper 7-26-16
By Julie Groeper
Print Name

NELLIE M. WITHERSPOON
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #15633612
My Commission Expires February 26, 2019

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

