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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 055050

2016 AUG 12 AM 11:09

MICHAEL B. BROWN
RECORDER

CTIC - Smith Valley
File # 486049

After Recording Return To:

EC HOMES, LLC
7018 Birch Avenue
Hammond, IN 46324

CTIC - Smith Valley
File # 486049

Document is

NOT OFFICIAL!

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

This Document is the property of

the Lake County Recorder!
SPECIAL WARRANTY DEED

GRA Legal Title Trust II 2013-1, U.S. Bank, National Association, as Legal Title Trustee, whose mailing address is 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618, hereinafter Grantor, for Eighty Two Thousand Five Hundred Dollars AND 00/100 (\$82,500.00), in consideration paid, conveys and specially warrants to **EC HOMES, LLC, 7018 Birch Avenue, Hammond, IN 46324,** hereinafter Grantee, the real property described on Exhibit A and known as **6863 Harrison Street, Merrillville, IN 46410,** 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.

Prior instrument reference: ~~2005008534~~
DUPLICATE ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

25197 AUG 12 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DB1/ 67126091.4

AMOUNT \$ 22000
CASH _____ CHARGE _____
CHECK# 182050602
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY JTB

F

Executed by the undersigned on March 17, 2016:

GRANTOR:

GRA Legal Title Trust II 2013-1, U.S. Bank, National Association, as Legal Title Trustee

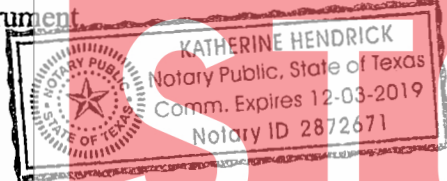
Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

By: [Signature]
Name: **Susan Christy**
Title: **Assistant Vice President**

STATE OF Texas
COUNTY OF Dallas

Document is

The foregoing instrument was acknowledged before me on March 17, 2016 by Susan Christy, on behalf of **GRA Legal Title Trust II 2013-1, U.S. Bank, National Association, as Legal Title Trustee**, 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.

This instrument prepared by: Ginali Associates, P.C. Susan Christy
947 North Plum Grove Road
Schaumburg, IL 60173



Send tax statements to Grantee at: **7018 Birch Avenue, Hammond, IN 46324**

Exhibit A

Lot 136 in Turkey Creek Meadows, Unit No. 2, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 33 Page 73, in the Office of the Recorder of Lake County, Indiana.

Property Address: **6863 Harrison Street, Merrillville, IN 46410**



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, restrictions, 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.

