

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 056231

2016 AUG 18 PM 3: 20

MICHAEL B. BROWN  
RECORDER

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**SPECIAL WARRANTY DEED  
(Indiana)**

**THIS INDENTURE WITNESSETH**, that Wells Fargo Bank, N.A, duly organized and existing under and by virtue of the laws of the United States ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to **Juan Garcia and Maria Guadalupe Garcia** of **24121 Lakeside Trail Crete, IL 60417** in the State of Indiana, for and in consideration of \$38,000.00 (Thirty Eight Thousand Dollars and Zero Cents) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Lake** in the **Indiana**, to wit:

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE COUNTY OF LAKE, STATE OF INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 5 IN BLOCK 4, IN HOMESEEKER'S ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TAX ID: 45-06-13-231-009.000-023 MORE COMMONLY KNOWN AS 7431 MONROE AVE HAMMOND IN 46324**

**PROPERTY ADDRESS: 7431 Monroe Ave., Hammond, IN 46324**

**SUBJECT TO** all current real estate taxes and assessments and all subsequent taxes and assessment.

**SUBJECT TO** all easements, covenants, conditions, and restrictions of record.

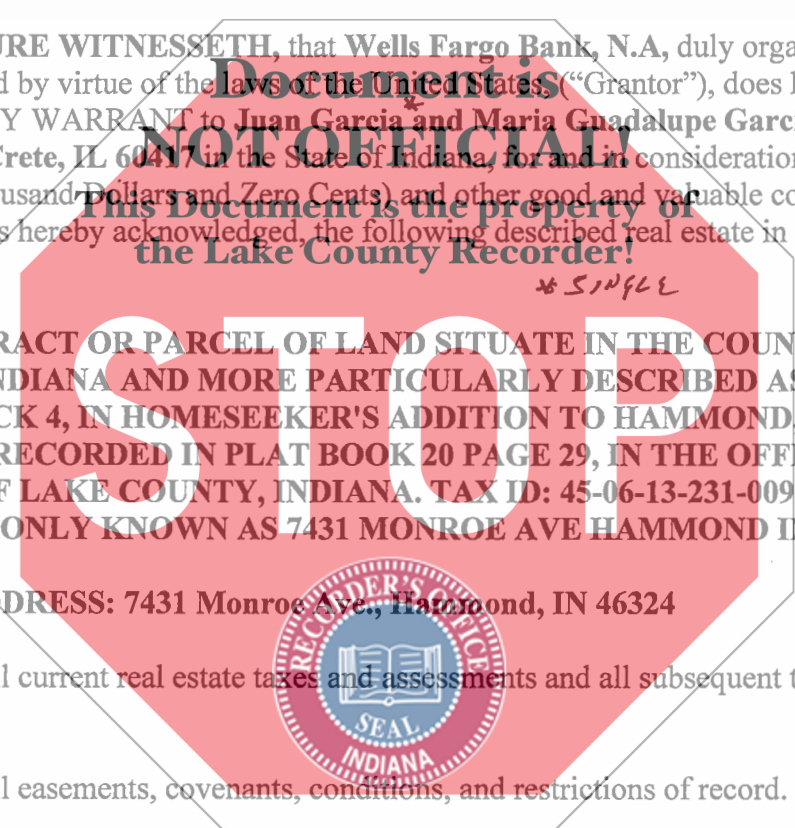
**TO HAVE AND TO HOLD** the real estate above unto Grantee(s), heirs, successors and assigns to WARRANT and FOREVER DEFEND all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

220-IN-V3

AUG 18 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



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ok 321750  
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4651

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 20 day of July, 2016.

Wells Fargo Bank, N.A

Courtney Blake 7-20-16  
By: \_\_\_\_\_

**Courtney Blake**  
Vice President Loan Documentation

Its: \_\_\_\_\_

State of Iowa

County Dallas

**Document is NOT OFFICIAL!**

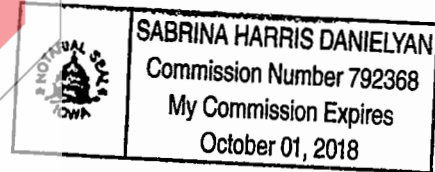
**This Document is the property of the Lake County Recorder!**

On this 20 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Courtney Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]

Notary Public

(Signature) (Stamp or Seal)



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. Commitment Number: 3419634

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]  
MIKE DUGANICH

0086293685

220-IN-V3