

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 057039

2016 AUG 23 AM 9:00

MICHAEL B. BROWN  
RECORDER

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Prepared By:  
Certified Document Solutions  
c/o Attorney Bruce Clark  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Return to and mail tax statements to Grantee at:

Sandra M. Schnaedter  
1119 North Indiana Street  
Griffith, IN 46319

File Number: MCM-561632-REO

Property Tax ID#: 45-07-26-332-007.000-006



This indenture made on this 12th day of August, 2016 witnesseth that **VENTURES TRUST 2013-I-NH**, whose address is 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814, convey and warrant to **SANDRA M. SCHNAEDTER, A MARRIED WOMAN**, whose address is 1119 North Indiana Street, Griffith, IN 46319, for and in consideration of **\$65,000.00** 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: 1119 North Indiana Street, Griffith, IN 46319

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

AUG 19 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20. 1  
1253  
Dr

004698

In witness whereof, Grantor has executed this deed this 12 day of August, 2016.

[Signature]  
Ventures Trust 2013-I-NH

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

By: Steven Tronern, its Vice President

STATE OF Maryland  
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public, in and for said County and State, this 12 day of August, 2016, personally appeared Steven Tronern, 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.

**Document is NOT OFFICIAL!**

Kate E. Hatfield  
Notary Public  
Printed Name: Kate E. 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.*

Michael Norman  
Signature

Michael Norman  
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 GRIFFITH, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 14, BRINWOOD MANOR ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 32 PAGE 99 IN LAKE COUNTY, INDIANA.

PARCEL ID #45-07-26-332-007.000-006

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013-I-NH, BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE FROM JOHN BUNCICH AS SHERIFF OF LAKE COUNTY IN A DEED DATED MARCH 4, 2016 AND RECORDED APRIL 1, 2016 AS INSTRUMENT NO. 2016-020301.

