

2016 079646

2016 NOV 23 AM 9:34

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 **JC CAPITAL HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** of 400 N May St- Unit 202, Chicago, IL 60642, for and in consideration of **SIXTY THOUSAND AND 00/100 (\$60,000.00) DOLLARS** and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **LAKE** County, in the State of **INDIANA**, to wit:

LOT 37, EXCEPT THE NORTH 24 FEET, AND ALL OF LOT 36 IN BLOCK 2 IN STEEL MANOR ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19 PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel ID Number: 45-02-24-453-012.000-023

PROPERTY ADDRESS: 3923 TOWER AVE, HAMMOND, IN 46327

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.

IN001423

HOLD FOR GREATER INDIANA TITLE COMPANY

0210969036

220-IN-V3

027781

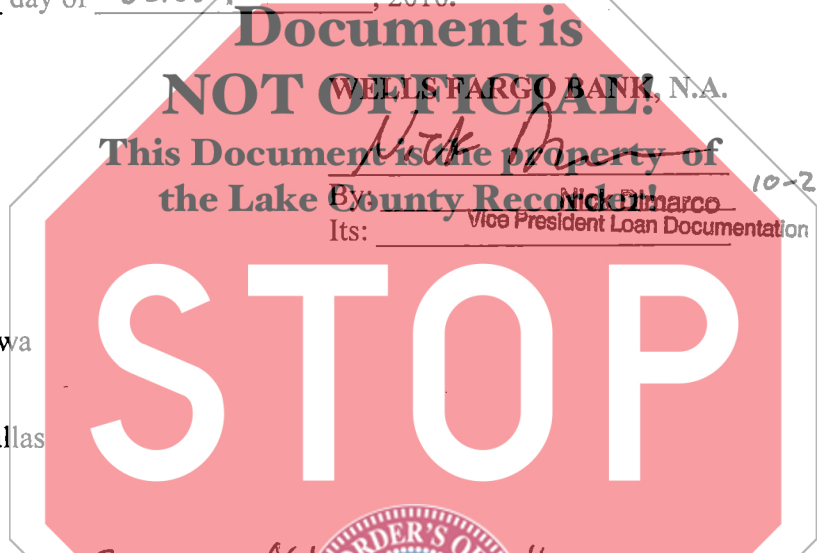
20. —
CK #018310
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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 23 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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.

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 21 day of October, 2016.



State of Iowa

County Dallas

On this 21 day of October, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

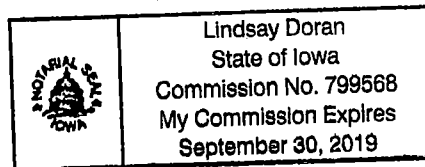
Lindsay Doran

(Signature) (Stamp or Seal)

Notary Public

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220-IN-V3

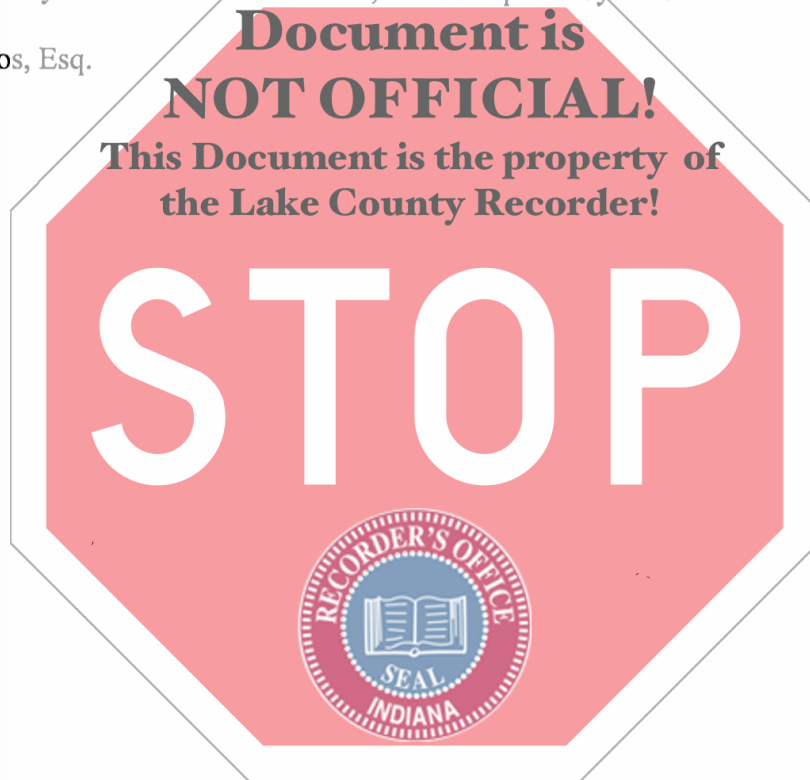


Prepared by:

Lisa Capitos, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

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.

Lisa Capitos, Esq.



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