

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 10 AM 9:31

MICHAEL B. BROWN  
RECORDER

2  
2017 009011

(top [X] inches reserved for recording data)

**SPECIAL WARRANTY DEED  
(Indiana)**

**THIS INDENTURE WITNESSETH**, that Wells Fargo Bank, NA, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to Joe De Jesus Gomez of 1512 Grapevine Creek Dr., Coppel, TX, 75019 in the State of Indiana, for and in consideration of \$13,000.00 (Thirteen 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:

**Lot 10, Block 2, Broadmoor Subdivision, in the City of Gary, as shown in Plat Book 18, page 15, in Lake County, Indiana.**  
**Commonly known as: 4757 Massachusetts Street, Gary, IN 46409-2454**  
**State Parcel Number: 45-08-34- 152-010.000-004**

**PROPERTY ADDRESS: 4757 Massachusetts Street, Gary, IN 46409-2454**

**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.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

020970

0207981523  
220-IN-V3

FEB 08 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

F \$18.00  
✓ #11468544 JTB

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 23 day of Dec., 2016.

Wells Fargo Bank, NA

*[Handwritten Signature]* 12-23-16

By: \_\_\_\_\_

Lindsay Doran  
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 23<sup>rd</sup> day of December, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Lindsay Doran to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

*[Handwritten Signature]*

Notary Public



Eric Retzlaff  
State of Iowa  
Commission No. 799564  
My Commission Expires:  
September 30, 2019

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: 16336362

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.

*[Handwritten Signature]*  
Joseph P. Vallone

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