

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 019710

2017 MAR 28 AM 9:19

MICHAEL B. BROWN  
RECORDER

485356

(top [X] inches reserved for recording data)

**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 **WLADYSLAW SZWAJNOS**, of 9546 N. 147th Street, Brookfield, IL 60513, in the State of Illinois, for and in consideration of Forty-Five Thousand Seven Hundred Fifty Dollars and 00/00 (\$45,750.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the following described real estate in the County of Lake State of Indiana, to wit:

See Attached Exhibit A

**PROPERTY ADDRESS:** 2900 Old Hobart Road, Lake Station, IN 46405

**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

MAR 21 2017

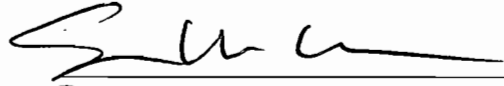
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

022123  
# 118628  
\$22.00  
M.C

E

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this  
6<sup>th</sup> of March, 2017.

WELLS FARGO BANK, N.A.

  
By: 3/6/17

SABRINA HARRIS DANIELYAN  
Vice President, Loan Documentation

Document is  
**NOT OFFICIAL!**

State of Iowa

County Dallas

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

On this 6 day of Mar., A.D., 2017, before me, a Notary  
Public in and for said county, personally appeared  
Sabrina Harris Danielyan, 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) Sabrina Harris Danielyan acknowledged the execution of said  
instrument to be the voluntary act and deed of said (corporation or association) by it  
voluntarily executed.

  
Notary Public



(Signature)

(Stamp or Seal)

Asset Number: 0333128437



Prepared by:  
David J. Tipton, Attorney at Law (IN Bar ID# 2125-98)  
Bleecker Brodey & Andrews  
9247 N. Meridian Street, Suite 101  
Indianapolis, IN 46260  
(317) 574-0700

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. /s/ David J. Tipton

✍ After Recording Return To:  
Orange Coast Lender Services  
1000 Commerce Drive, Suite 520  
Pittsburgh, PA 15275

Send tax statements to:  
Wladyslaw Szwajnos,  
9546 W. 47th Street  
Brookfield, IL 60513



Exhibit A

Lots 17 and 18 in Conry Deep River Subdivision to East Gary, now Lake Station as shown in Plat Book 27 Page 34, Lake County, Indiana.

Being the same property conveyed to WELLS FARGO BANK, N.A. by deed from JOHN BUNCICH, Sheriff of Lake County, State of Indiana dated January 6, 2017, recorded January 20, 2017 as Instrument Number 2017 004654.

Parcel ID# 45-09-17-451-0 15.000-021

Commonly known as: 2900 Old Hobart Road, Lake Station, IN 46405

