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2017 019922

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 MAR 29 AM 9:16

MICHAEL B. BROWN
RECORDER

Parcel No: 45-07-22-101-017.000-026

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, organized and existing under the laws of the United States of America ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to John L. Mitchell ("Grantee"), the following described real estate located in Lake County, State of Indiana:

Lot 24 in Block 13 in Homestead Gardens Master Addition, Blocks 12 and 13, in the Town of Highland, as per plat thereof, recorded April 28, 1960 in Plat Book 34 Page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3325 Glenwood St Highland, IN 46322

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2016 and payable in 2017 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 23 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

#9955
= \$20.00
M.C

022242

Mail Tax Statements:

Name: John L. Mitchell
Mailing Address: 3325 Glenwood St.
Highland IN 46322

Grantee's Address:

~~STATE~~ 3325 Glenwood St
Highland, IN 46322

This instrument prepared by Dean Lopez, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company under commitment number 201702028.

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. -Dean Lopez

Return deed to Statewide Title Company, 6325 E. 82nd St., Ste. 110, Indianapolis, IN 46250.

