

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 020304

2017 MAR 31 AM 8:46

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Sojourners Title Agency
3962 Red Bank Rd.
Cincinnati, OH 45227
REO165346

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**  
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
45-12-09-127-004.000-030

**SPECIAL WARRANTY DEED**

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18, whose mailing address is c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129, hereinafter Grantor, for Thirty One Thousand and 00/100 Dollars, \$31,000.00, in consideration paid, conveys and specially warrants to Paul E. Williams, Married, hereinafter Grantee, the real property described on Exhibit A and known as 1117 West 62nd Avenue, Merrillville, IN 46410, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and benefit of the Grantee forever.

Prior instrument reference: 011330  
NO SALES DISCLOSURE NEEDED

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Approved Assessor's Office

By: [Signature]

# 22  
CK#  
Le1189  
CA  
FE

Executed by the undersigned on this 16 day of February, 2017:

GRANTOR:

**The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18 by Specialized Loan Servicing, LLC as Attorney in Fact**

POA: 2014-012008

By: \_\_\_\_\_  
Specialized Asset Management LLC, as Attorney in Fact for  
Specialized Loan Servicing, LLC

Jeff Wamish, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

POA: 2015 078140

STATE OF Colorado  
COUNTY OF Douglas

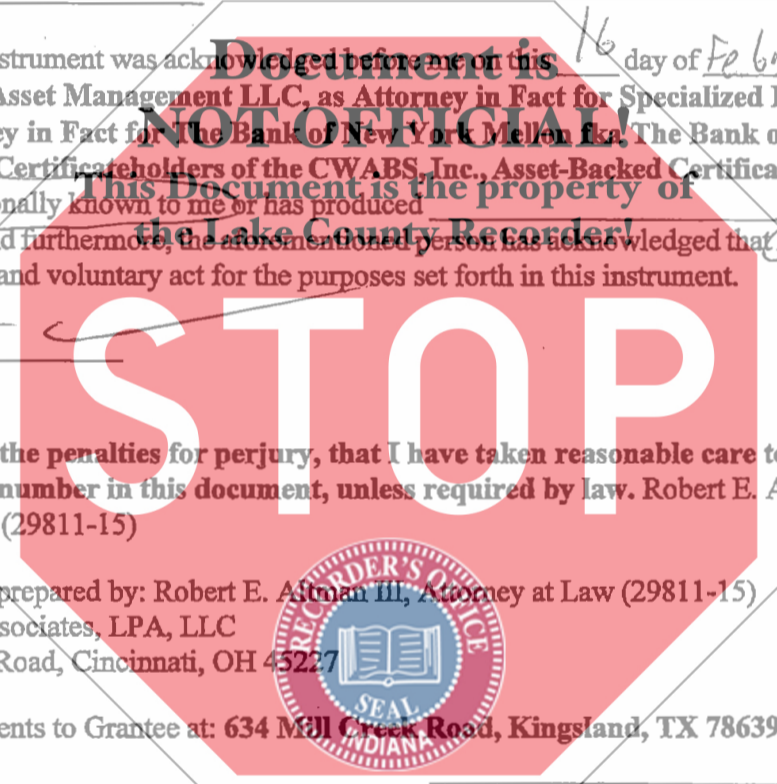
The foregoing instrument was acknowledged before me on this 16 day of February, 2017 by **Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

\_\_\_\_\_  
Notary Public

**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. Robert E. Altman III, Attorney at Law (29811-15)**

This instrument prepared by: Robert E. Altman III, Attorney at Law (29811-15)  
Reisenfeld & Associates, LPA, LLC  
3962 Red Bank Road, Cincinnati, OH 45227

Send tax statements to Grantee at: 634 Mill Creek Road, Kingsland, TX 78639



**ALEXANDER S ASINOF  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034451  
MY COMMISSION EXPIRES 08/31/2019**

**Exhibit A**  
**Legal Description**

Lot 181, in Englehart's Country Club Manor (Ross Township) as per plat thereof, recorded in Plat Book 24, page 75, in the Office of the Recorder of Lake County, Indiana

Parcel No:45-12-09-127-004.000-030

Commonly known as: 1117 West 62nd Avenue, Merrillville, IN 46410



**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, by force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

