2017 020390

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 MAR 31 AM 9: 18

MICHAEL B. BROWN RECORDER

PREPARED BY: Kayla McLauchlin National Asset Advisors, LLC PO Box 1996 Irmo, SC 29063

Document is

Return To/Send Tax Statements To: NOT OFFICIAL SECULATION FCI Lender Services, Inc.

P.O. Box 27370

This Document is the property of

Anaheim Hills, CA 92809-0112

The Laboratory Recorded

the Lake County Recorder!

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-02-36-485-035,000-923

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made on this 16<sup>th</sup> day of September, 2016 between Grantor, Harbour Portfolio VIII, LP, a Limited Partnership organized and existing under the laws of the State of Texas, whose additionals 8214 Westchester, Suite 635, Dallas, 10, 1225, and Grantees, Prospecity Investment Fund, LLC, a Limited Liability Company organized and existing under the laws of the State of Ohio, and, Quest IRA, Inc. FBO Jennifer Adams IRA, an Incorporation organized and existing under the laws of the State of Texas, whose current address is 55 Public Square, Suite 2100, Cleveland, OH 44113 ("Grantees"), and to Grantee's heirs and assigns.

In consideration of the sum of One Thousand Five Hundred Forty-One and 73/100 Dollars (\$1,541.73), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **5634 Beall Street, Hammond, IN 46320** and situated in the County of City of Saint Louis, described as follows (the "Premises"):

LEGAL DESCRIPTION- SEE EXHIBIT "A"

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Tax Map or Parcel ID#: 45-02-36-485-035.000-023

MAR 2 4 2017

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Register of Deeds, Lake County, Indiana AUDITOR

BOO so

001673

V4 2833 E ME

IN 010282

The warranties passing to GRANTEE hereunder are limited solely to those matters arising from acts of the GRANTOR, its agents or representatives, occurring solely during the period of GRANTOR'S ownership of the subject of real estate.

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Witness: Tampa Capraco

Witness: Along Folly over

Harbour Portfolio VIII,/L

David W. Campbe

bour Portfolio/VIII./LP

, Attorney-in-Fact, ....

STATE OF SOUTH CAROLINA

**COUNTY OF LEXINGTON** 

**BE IT REMEMBERED**, that on this 16<sup>th</sup> day of September 2016, before me the subscriber, a Notary Public in and for said state, personally came David W. Campbell, Attorney-in-Fact for, Harbour Portfolio VIII, LP, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kayla McLauchlin

Notary Public-State of: South Carolina My Commission Expires: 19 November 2023

## Document is "EXHIBIT A" NOT OFFICIAL!

ALL THAT CERTAIN PARCELOF SAND STUATE IN THE COUNTY OF CAKE AND STATE OF INDIANA, BEING KNOWN AS FOLLOWS: LOT 15, EXCEPTABLE NORTH STEET THEREOF, AND ALL OF LOT 16 IN BLOCK 1 IN H.W. SOHL'S FIFTH ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This is the same property deeded to Harbour Portfolio VIII, LP from Fannie Mae a/k/a Federal National Mortgage Association recorded on 11/03/2014; Instrument #: 2014069449 in the Register of Deeds in Lake County, Indiana.

