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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 041109

2017 JUL -3 AM 10:41

MICHAEL B. BROWN  
RECORDER

**After Recording Return To:**

NationalLink  
300 Corporate Center Drive,  
Moon Township, PA 15108  
Order #: 170000185/AUCTION

**Mail Tax Statements To:**

4139 West 74th Ave.  
Merrillville, IN. 46410

**Document is  
NOT OFFICIAL!**

**Address of Grantee:**

Mohammad Ali and Mahd Elroub  
4139 West 74th Ave.  
Merrillville, IN. 46410

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

**Parcel ID: 45-12-18-331-003.000-030**

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 06 day of June, 2017, by and between PNC Bank National Association, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 3232 Newmark Drive Miamisburg OH 45342, hereinafter referred to as Grantor, and Mohammad Ali, a Married Person and Mahd Elroub, a Married Person, a mailing address of 6329 Columbia Av., Hammond, IN. 46324, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **Ninety-Six Thousand Two Hundred Fifty and 00/100 Dollars (\$96,250.00)**, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed, and confirmed and do by these presents give, grant, bargain, sell, convey, and confirm unto said Grantee(s) the following described real estate located in the County of Lake, State of Indiana, described as:

**See Attached "Exhibit A"**

Property Address/Commonly Known as: **4139 WEST 74TH AVENUE, MERRILLVILLE, IN 46410**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way, and limitations of record, if any.

Prior instrument reference: **#2017 020395, Recorded: 03/31/2017**

TO HAVE AND TO HOLD the lot parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

FILED FOR RECORD  
DIVISION OF THE CLERK OF THE COUNTY OF LAKE  
INDIANA  
OFFICE OF THE CLERK OF THE COUNTY OF LAKE  
INDIANA  
OFFICE OF THE CLERK OF THE COUNTY OF LAKE  
INDIANA

*Handwritten initials/signature*

**HOLD FOR MERIDIAN TITLE CORP**

17-21672

JUN 29 2017 025214

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

MT *Handwritten initials*

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this on 6<sup>th</sup> day of JUNE, 2017:

Jerriann Bruns  
Signature  
Print Name: \_\_\_\_\_  
Title: Jerriann Bruns, Officer

STATE OF Ohio  
COUNTY OF Butler

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JERRIANN BRUNS, the Officer on behalf of TD Bank National Association, the Grantor herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 6<sup>th</sup> day of JUNE, 2017.

Jill A. Fortney  
Notary Public  
Print Name: Jill A. Fortney  
My Commission Expires: 3-30-21  
A Resident of Greene County, State of Ohio



Prepared By:  
Jessica Wysong  
IN Title Insurance Producer License# 3215401  
NationalLink LP  
300 Corporate Center Drive  
Suite 300  
Moon Township, PA 15108

**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.**

[Signature]  
Signature

Pamela McCreery  
Printed Name

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THAT PARCEL OF LAND IN CITY OF MERRILLVILLE, LAKE COUNTY, STATE OF INDIANA, BEING KNOWN AND DESIGNATED AS LOT 132, CRESCENT LAKE UNIT NUMBER 3, A SUBDIVISION IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE(S) 62, IN THE RECORDS IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

PARCEL ID NO: 45-12-18-331-003.000-030

MORE COMMONLY KNOWN AS: 4139 WEST 74TH AVENUE, MERRILLVILLE, IN 46410

