

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 047573

2017 AUG -1 AM 9:49

MICHAEL B. BROWN
RECORDER
Case No. 17-838937

State of Indiana

File No. 1703192

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor") conveys and specially warrants against all persons claiming by, through or under him to:

Civic Properties LLC

(hereinafter called ("Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of Lake to-wit:

As per the Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference

Parcel Number: 15-07-17-151-021-000-023

Property Address: 7621 White Oak Ave, Hammond, IN 46324

Tax Mailing Address: 127 N. Broad St., Griffith IN 46319

Grantee Address: 127 N. Broad St., Griffith IN 46319

THIS DEED IS NOT TO BE EFFECTIVE UNTIL _____

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

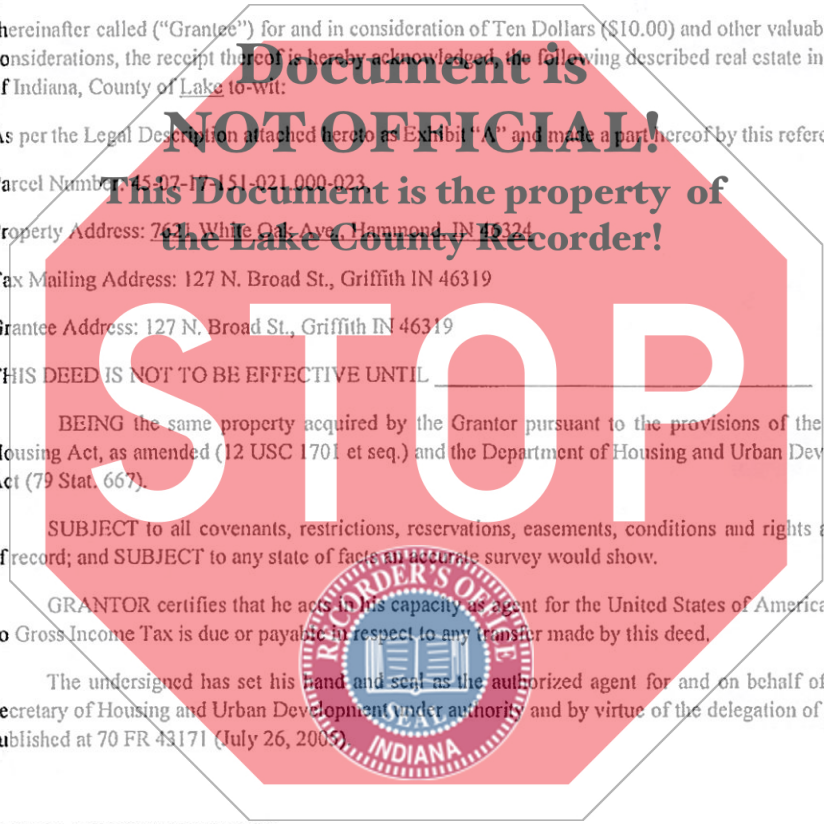
GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

BUYERS ACKNOWLEDGEMENT:

Matthew Scheltens
Civic Properties LLC by Matthew Scheltens, Member

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 31 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

031280

\$25.00

JAS

Deed-Special Warranty HUD

1820503559

Secretary of Housing and Urban Development

By: Tina C. Walker
Sign

Tina Walker
As HUD's Designated Agent

Print

Title: Designated Signatory for Sage Acquisitions, HUD's Asset Management Company

STATE OF GA

COUNTY OF Cobb



Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tina C. Walker, a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 07.21.2017 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS by hand and official seal, this 18 day of July, 2017.

(OFFICIAL SEAL)

[Signature]
Notary Public

My Commission Expires: 01/02/2021

County of Residence: Clayton



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. Dena Phillips Farling.

This Instrument was prepared by: Dena Phillips Farling for the benefit of Chicago Title Company LLC

EXHIBIT "A" - LEGAL DESCRIPTION

**LOT 19 IN TRI-STATE GARDENS, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 30, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE
COUNTY, INDIANA.**

