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2017 050354

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG 11 AM 11:03

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS2**, by **Ocwen Loan Servicing, LLC as attorney in fact (Grantor)**, CONVEYS AND SPECIALLY WARRANTS to **John Karabatsos, a married person and Hristos Karabatsos, a married person, as tenants in common (Grantee)**, for the sum of ONE HUNDRED TWENTY- EIGHT THOUSAND EIGHT HUNDRED THIRTY-FOUR AND NO/100 DOLLARS (\$128,834.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:



THE NORTHERLY 1/2 OF LOT 20 LAKE GEORGE PLATEAU UNIT NO. 6 REPLAT OF LOTS 19, 20 & 21 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55 PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 1122 Csokasy Court, Hobart, Indiana 46342

Parcel ID No.: 45-13-06-177-037.000-018

Grantee takes subject to taxes assessed in 2016, payable in 2017, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.

041218
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

E

AMOUNT \$ 2500
CASH _____ CHARGE _____
CHECK# 1000000138
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY *MB*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27 day of July, 2017.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS2, by Ocwen Loan Servicing, LLC as attorney in fact

By: Rafael Gonzalez
Title: Contract Management Coordinator

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27 day of July, 2017, by Rafael Gonzalez, the Contract Management Coordinator (title) of Ocwen Loan Servicing, LLC, as **Attorney-in-Fact for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS2**, who is personally known to me or who has produced _____ as identification and who did / did not take an oath.
POA recorded 4/10/2017 as instrument # 2017022454

MY COMMISSION EXPIRES: _____

Guirlene Dolcine
NOTARY PUBLIC, a resident of Palm Beach County

NAME PRINTED: Guirlene Dolcine



Special Warranty Deed
1122 Csokasy Court
Hobart, Indiana 46342
Parcel No. 45-13-06-177-037.000-018

Grantee's Address and After Recording Return To:
John and Hristos Karabatsos
3035 Abby Lane
Scherverville, Indiana 46375

Send Subsequent Tax Bills To:
John and Hristos Karabatsos
3035 Abby Lane
Scherverville, Indiana 46375

This instrument was prepared by:
Patrick Chapin, Esq.
9041 South Pecos Road
Suite 3900
Henderson, Nevada 89074

This instrument was prepared by **Patrick Chapin, Esq.** 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. **Patrick Chapin, Esq.**

Loan No. 7440766277