

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 069625

2017 OCT 16 AM 9:06

MICHAEL B. BROWN
RECORDER

✓

AFTER RECORDING RETURN TO: p [X] inches reserved for recording data)

Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Ste 602
Coraopolis, PA 15108

**SPECIAL WARRANTY DEED
(Indiana)**

THIS INDENTURE WITNESSETH, that Wells Fargo Bank, N.A., duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to Francisco Javier Perez Aguirre of 4515 S Kilpatrick Ave., Chicago, IL 60632 in the State of Indiana, for and in consideration of \$17,055.00 (Seventeen Thousand Fifty Five Dollars and Zero Cents) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake in the Indiana, to wit:

Lot 10 in Block 2 in LaSalle Addition to Hammond, as per plat thereof, recorded in Plat Book 14, page 28, in the Office of the Recorder of Lake County, Indiana.

More commonly known as 4932 Magnolia Ave, Hammond, IN 46327-1726

Parcel# 45-03-31-202-022.000-023

MAIL TAX STATEMENT: 4515 S KILPATRICK AVE CHICAGO IL 60632
PROPERTY ADDRESS: 4932 Magnolia Avenue, Hammond, IN 46327

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the real estate above unto Grantee(s), heirs, successors and assigns to WARRANT and FOREVER DEFEND all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

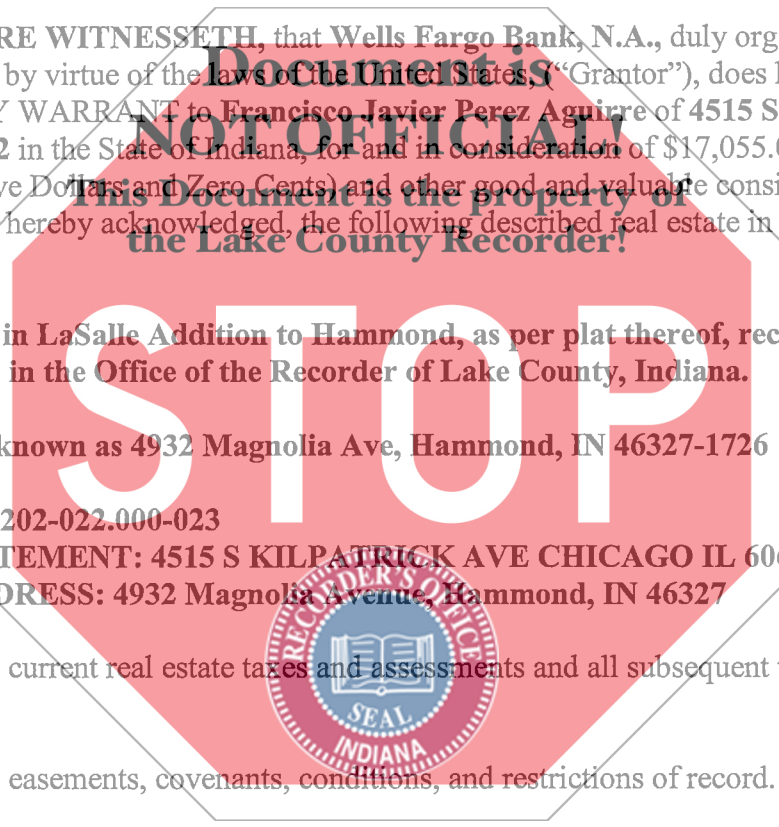
220-IN-V3

042334

25 -
11498640

E

AM



INFORMATION SUBJECT FOR TRANSFER
OCT 16 2017
LAKE COUNTY AUDITOR

proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 14th day of Sept, 2017.

Wells Fargo Bank, N.A.

Abbigail S Wambold 9.14.17

By: Abbigail S Wambold
ABBIGAIL S. WAMBOLD
Vice President, Loan Documentation

Its: VP/D
**This Document is the property of
the Lake County Recorder!**

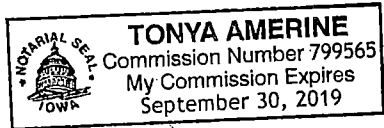
State of Iowa

County Dallas

On this 14th day of Sept., A.D., 2017, before me, a Notary Public in and for said county, personally appeared Abbigail S Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP/D (title) of said Wells Fargo Bank, N.A. by authority of its board of (directors or trustees) and the said (officer's name) Abbigail S Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public

(Signature) (Stamp or Seal)



Prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: 17339840

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]
TONYA AMERINE - AGENT