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2017 082257

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC -5 AM 9:33

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Colonial Savings, F.A., hereinafter referred to as "Grantor", whose address is PO Box 2988, Fort Worth, TX 76113 for the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Secretary of Veterans Affairs, an Officer of the United States, hereinafter referred to as "Grantee", Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 the following described real estate located in Lake County, State of Indiana, to wit

LEGAL DESCRIPTION: THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 15 AND THE NORTH 10 FEET LOT 16 IN HAMILTON'S ADDITION TO EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO LIENS, ENCUMBRANCES AND EASEMENTS OF RECORD.

Parcel #: 45-03-29-102-025.000-024

More commonly known as: 4130 Wegg Avenue, East Chicago, IN 46312

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, his successors and assigns forever.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantors, except current taxes and assessments due and not yet delinquent, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said grantee, his successors, and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

Sales tax should not be paid on this transaction, as the property is being purchased by the Buyer as a result of a mortgage foreclosure on the real estate described herein.

The undersigned person is executing and has the power to execute this Deed on behalf of said entity.

IN WITNESS WHEREOF, Colonial Savings, F.A. has caused this deed to be executed this 9 day of November 2017.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 04 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029457

AMOUNT \$ 25.00
CASH _____ CHARGE _____
CHECK# 408408
OVERPAGE _____
COPY _____
NON-CONF _____
DEPUTY [Signature]



Colonial Savings, F.A.

ATTEST:

Marilyn Jennings
Marilyn Jennings, Asst. Secretary

Bill Popen
Name: Bill Popen
Title: Assistant Vice President

STATE OF TEXAS)

COUNTY OF TARRANT)

SS:

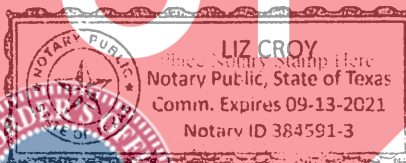
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Before me, a Notary Public in and for said County and State, personally appeared Bill Popen as AVP

respectively of Colonial Savings, F.A. and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said entity, and who, having been duly sworn, stated that the representation therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS THEREOF, I have hereunto set my hand and Notarial Seal this 9 day of November October 12, 2017.

[Signature]
Notary Public



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. - Joel F Bornkamp (27410-49)

This instrument prepared by: Reisenfeld & Associates, LPA-LLC - Joel F Bornkamp (27410-49) 3962 Red Bank Road, Cincinnati, OH 45227

File No: 16-05781

Grantee Tax and Mailing Address: 3401 West End Avenue, Suite 760W, Nashville, TN 37203