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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

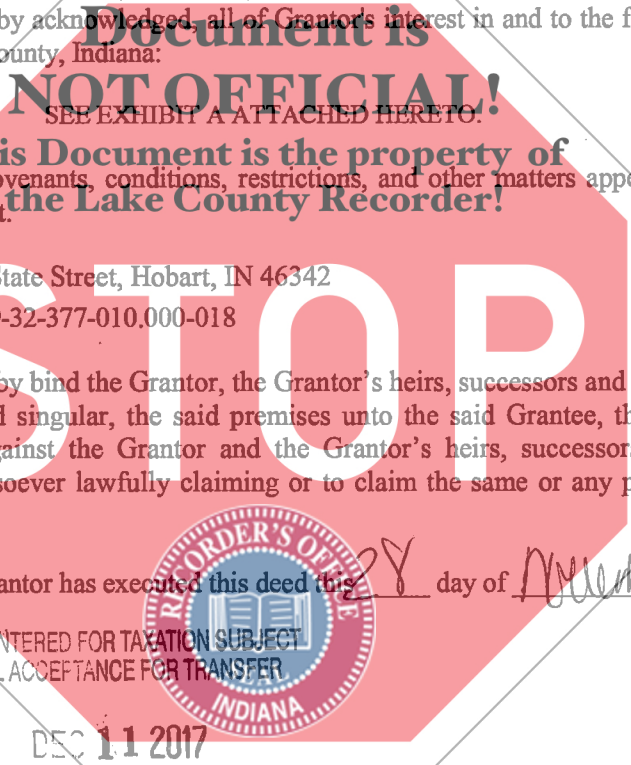
2017 083812

2017 DEC 12 AM 9:54

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that AMERICAN ADVISORS GROUP, by SingleSource Property Solutions LLC, as its Attorney in Fact (herein, "Grantor"), whose address is 3900 Capital City Blvd., Lansing, MI 48906, conveys and specially warrants to NANCY KOSTEBA (herein, "Grantee"), whose address is 10033 99th Avenue, Saint John, IN 46373, for and in consideration of the sum of Seventy-six Thousand Nine and No/100 Dollars (\$76,009.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:



Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 849 State Street, Hobart, IN 46342
Parcel Number: 45-09-32-377-010.000-018

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and the Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of November, 2017.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
RECORDER'S OFFICE
INDIANA
DEC 11 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43506

#25⁰⁰
E 005739
AB

GRANTOR:

American Advisors Group, by
SingleSource Property Solutions LLC, as
its Attorney in Fact

By: [Signature]
Printed Name: Steven Williams
Title: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

Before me, the undersigned Notary Public in and for said County and State, personally appeared Steven Williams, as Closing Coordinator of SingleSource Property Solutions LLC, as Attorney in Fact for American Advisors Group and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 24 day of November, 2017.

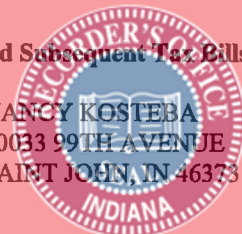
[Affix Notary Seal]

Notary Signature: Marlita Klement

Printed name: Marlita Klement

My commission expires: November 22, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marlita Klement, Notary Public
Cecil Twp., Washington County
My Commission Expires Nov. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



When Recorded Return To:

SingleSource Property Solutions
100 Noble Energy Dr, Suite 300
Canonsburg, PA 15317

Send Subsequent Tax Bills To:

NANCY KOSTEBA
10033 99TH AVENUE
SAINT JOHN, IN 46373

This Instrument Prepared By:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, 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 (Steven A. Williams, Esq.).



EXHIBIT A

[Legal Description]

The following described Real Estate in Lake County, in the State of Indiana, to-wit:

Lot 13, and the South 2 feet of Lot 14, Charles H. Barney's Lincoln Park Addition, to Hobart, as per plat thereof, recorded in Plat Book 8, page 29, in the Office of the Recorder of Lake County, Indiana.

**Document is
NOT OFFICIAL!**

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

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.





OFFICE OF THE LAKE COUNTY RECORDER

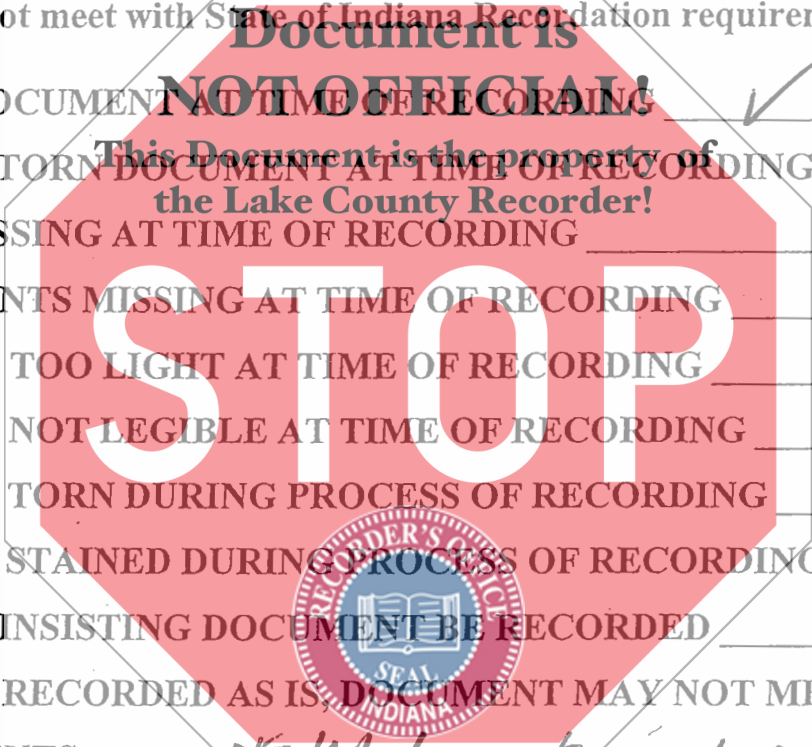
LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

MICHAEL B. BROWN
Recorder

PHONE (219) 755-3730
FAX (219) 755-3257

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CUSTOMER INITIALS: DATE: / /

EMPLOYEE INITIALS: MA DATE: 12 / 11 / 2017