

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 085104

2017 DEC 14 AM 10:01

MICHAEL B. BROWN  
RECORDER

After Recording, Return to:  
Mail tax statements to:  
Prescilla Manriquez  
9542 Farmer Drive  
Highland, IN 46322  
Ref # 536555  
File #: N-USB-116747

SPECIAL WARRANTY DEED

This indenture made on this 20 day of November, 2017, U.S. BANK NATIONAL ASSOCIATION, of 4801 Frederica Street, Owensboro, KY 42301, convey and specially warrants to PRESCILLA MANRIQUEZ, for and in consideration of EIGHT THOUSAND TWO HUNDRED FIFTY and 00/100 DOLLARS (\$8,250.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4012 South Ross Road, Gary, IN 46408

Parcel ID #: 45-07-25-181-019.000-001 & 45-07-25-252-002.000-001

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

*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.*

Amir Saleem  
Signature

Amir Saleem  
Printed Name

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

43580

DEC 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 25.00  
CASH        CHARGE         
CHECK# 89609  
OVERAGE         
COPY         
NON-CONF         
DEPUTY       

E

IN WITNESS WHEREOF, Grantor has executed this deed this 20 day of November, 2017.

U.S. BANK NATIONAL ASSOCIATION

By: [Signature]  
Name/Title: Florinda De Cenzo Snyder, REO Officer

STATE OF Minnesota }

COUNTY OF Hennepin }

**Document is**

Subscribed and sworn to before me, the undersigned notary public, on this 20 day of November, 2017,  
By: Florinda De Cenzo Snyder Title: REO Officer of U.S. BANK NATIONAL ASSOCIATION,  
who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being  
duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

**NO OFFICIALS**  
**This Document is the property of**  
**the Lake County Recorder!**



NOTARY PUBLIC

CRYSTAL ANN VAUGHN  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires Jan. 31, 2021

[Signature]  
[Signature]  
Crystal Ann Vaughn  
[Print name]

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:  
Jennifer Soltz  
Curphey & Badger P.A.  
25400 US Highway 19 North, Suite 236  
Clearwater, Florida 33763



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PART OF THE WEST 66 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEGINNING AT A POINT 812.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 41 FEET TO A POINT 771.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST 66 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT TO A POINT 771 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 41 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT 66 FEET TO THE PLACE OF BEGINNING.

ALSO PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEGINNING AT A POINT 112.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 135.5 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 70 FEET; THENCE NORTHEASTERLY 168 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 153.85 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF SAID TRACT 41 FEET TO THE PLACE OF BEGINNING.

Parcel Number: 45-07-25-181-019.000-001& 45-07-25-252-002.000-001

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