

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088518

2017 DEC 28 AM 11:52

MICHAEL B. BROWN
RECORDER
FHA Case 016 51-816573

SPECIAL WARRANTY DEED

File No.: CTNW1702507
CT Highland LLC

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to Civic Properties LLC (hereinafter called "Grantee") for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of Lake to-wit: As per the Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference

Parcel No.: 45-08-33-451-027.000-004 and 45-08-33-451-027.000-004
Property Address: 5114 Madison St., Gary, IN 46408
Tax Mailing Address: Civic Properties LLC
127 N. Broad St., Griffith, IN 46319
Grantee Address: 127 N. Broad St., Griffith, IN 46319

THIS DEED IS NOT TO BE EFFECTIVE UNTIL 12-18-17
BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development (49 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

IN WITNESS WHEREOF, Grantor has executed this deed this 18th day of December, 2017.

BUYER(S) ACKNOWLEDGMENT:

Civic Properties LLC

BY: [Signature]
Matthew Schellens, Member



CHICAGO TITLE INSURANCE COMPANY

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

006791

25.-
CKH 18 20 50 4 197
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Secretary of Housing and Urban Development

By: Vernessya Tate
Sign

Vernessya Tate

Print As HUD's Designated Agent

Title: Designated Signatory for
Sage Acquisitions, HUD's Asset
Management Company

STATE OF GA)
COUNTY OF Cobb)SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Vernessya Tate, a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 12-20-2017 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 48174 (July 28, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal, this 18 day of December, 2017.

(OFFICIAL SEAL)

NOTARY PUBLIC

My Commission Expires: _____

County of Residence: _____

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: Dena Phillips Farling.

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 127 N. Broad St.
Griffith, IN 46319



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-08-33-451-027.000-004

THE SOUTH 70 FEET OF THE FOLLOWING DESCRIBED PARCEL:

A PART OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF SAID TRACT WHICH IS 77 RODS SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE 19 1/2 RODS; THENCE EAST 80 RODS TO THE EAST LINE OF SAID TRACT; THENCE NORTH ALONG SAID EAST LINE 19 1/4 RODS; THENCE WEST 80 RODS TO THE PLACE OF BEGINNING, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT, DIRECTLY 125 FEET WEST; THENCE 200 FEET DIRECTLY NORTH; THENCE 125 FEET DIRECTLY EAST; THENCE 200 FEET DIRECTLY SOUTH TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 50 FEET THEREOF.

