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Prepared by and return to:
Jamie Martin/Mortgage Connect, LP
260 Airside Drive
Moon Twp., PA 15108

MICHAEL S. BROWN
RECORDER

SPECIAL WARRANTY DEED

File No: 1028030
APN: 45-12-04-204-003.000-031

THIS INDENTURE WITNESSETH, That BANK OF AMERICA, N.A. (Grantor) residing at 7105 Corporate Drive, Plano, TX 75024, CONVEYS AND WARRANTS, with covenants of special warranty to J & F CONSTRUCTION LLC, (Grantee) residing at 4819 Northcote Ave, East Chicago, Indiana 46312, for the sum of Eighty-One Thousand Five Hundred Eighty-Five Dollars and 00/100 DOLLARS (\$81,585.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in LAKE County, State of Indiana:

See Exhibit A attached hereto and made a part hereof

BEING the same premises which Sheriff of Lake County in deed dated 12/07/2018 and recorded 12/14/2018 in the LAKE County Recorder's Office in Deed Book Volume 2018086227, granted and conveyed to BANK OF AMERICA, N.A., the Grantors herein.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 5433 VAN BUREN STREET, MERRILLVILLE, IN 46410.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said GRANTORS, his/her/their heirs, executors or administrators, do hereby covenant, promise and agree, to and with said party of the second part, that at the delivery of these presents lawfully seized in his/her/their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind;

The GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 28 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

001268

\$25.00

45519

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IN WITNESS WHEREOF, Grantor has executed this deed this 12th day of March, 2019.

BANK OF AMERICA, N.A. by Mortgage Connect, LP, AS
ATTORNEY IN FACT

Deborah Deemer 37279
Print Name Deborah Deemer

Manager
Title

Mortgage Connect LP
Employer

State of PA
County of Allegheny
On this 12th day of March, 2019 before me, the undersigned officer, personally appeared

Deborah Deemer on behalf of **BANK OF AMERICA, N.A. by Mortgage Connect, LP, AS ATTORNEY IN FACT** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged that they/he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen A. Gargaro, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signature Karen A. Gargaro 3/12/19
Printed Karen A. Gargaro

COUNTY OF RESIDENCE: Allegheny MY COMMISSION EXPIRES: 03/25/2020

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

Signature of Preparer: Jamie Martin 3/12/2019
Date

Printed Name: Jamie Martin

Send Tax Bills To: 4819 Northcote Ave, East Chicago, Indiana 46312

Grantee's Address: 4819 Northcote Ave, East Chicago, Indiana 46312



**Exhibit A
Legal Description**

File No: 1028030

Lot 3, in Block "Q", in Meadowland Estates Unit No. 3, as per plat thereof, recorded in Plat Book 31,
page 34, in the Office of the Recorder of Lake County, Indiana.

45-12-04-204-003.000-031

