

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 043799

2019 JUL 18 AM 9:00

MICHAEL B. BROWN
RECORDER

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

4

#181037133-MK

SPECIAL WARRANTY DEED

(2)

THIS INDENTURE WITNESSETH, that U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT (herein, "Grantor"), whose address is c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, conveys and specially warrants to MICHAEL REESE, SARAH QUILLEN, KIMBERLY LYNN BRAY and NITA MORGAN (herein, "Grantee"), whose address is 1942 W. 13th Avenue, Gary, IN 46404, for and in consideration of the sum of ONE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$1,900.00), 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:

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SEE EXHIBIT A ATTACHED HERETO

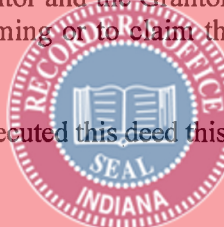
Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 1942 W. 13th Avenue, Gary, IN 46404

Parcel Number: 45-08-08-277-010.000-004

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 20th day of June, 2019



002695

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 17 2019

JOHN E. METALAS
LAKE COUNTY AUDITOR

25-6
ck-88982 le
J

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT, BY
RUSHMORE LOAN MANAGEMENT
SERVICES, LLC AS ATTORNEY IN
FACT

By: [Signature]
Printed Name: Susan Christy
Title: Assistant Vice President

7600896211
P204

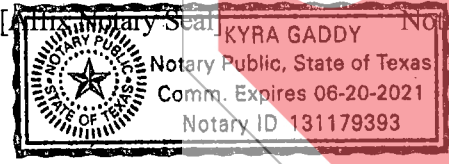
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STATE OF Texas
COUNTY OF Dallas

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the Lake County Recorder!**

Before me, the undersigned Notary Public in and for said County and State, personally appeared Susan Christy as AVP of RUSHMORE LOAN MANAGEMENT SERVICES, LLC AS ATTORNEY IN FACT FOR U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 20th day of June, 2019



Notary Signature: [Signature]
Printed name: _____
My commission expires: _____



When Recorded Return To:

MICHAEL REESE
SARAH QUILLEN
KIMBERLY LYNN BRAY
NITA MORGAN
1942 W. 13TH AVENUE
GARY, IN 46404

This Instrument Prepared By:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
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.).

THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:

MICHAEL REESE
SARAH QUILLEN
KIMBERLY LYNN BRAY
NITA MORGAN
1942 W. 13TH AVENUE
GARY, IN 46404

THE MAILING ADDRESS OF THE GRANTEE IS:

MICHAEL REESE
SARAH QUILLEN
KIMBERLY LYNN BRAY
NITA MORGAN
1942 W. 13TH AVENUE
GARY, IN 46404

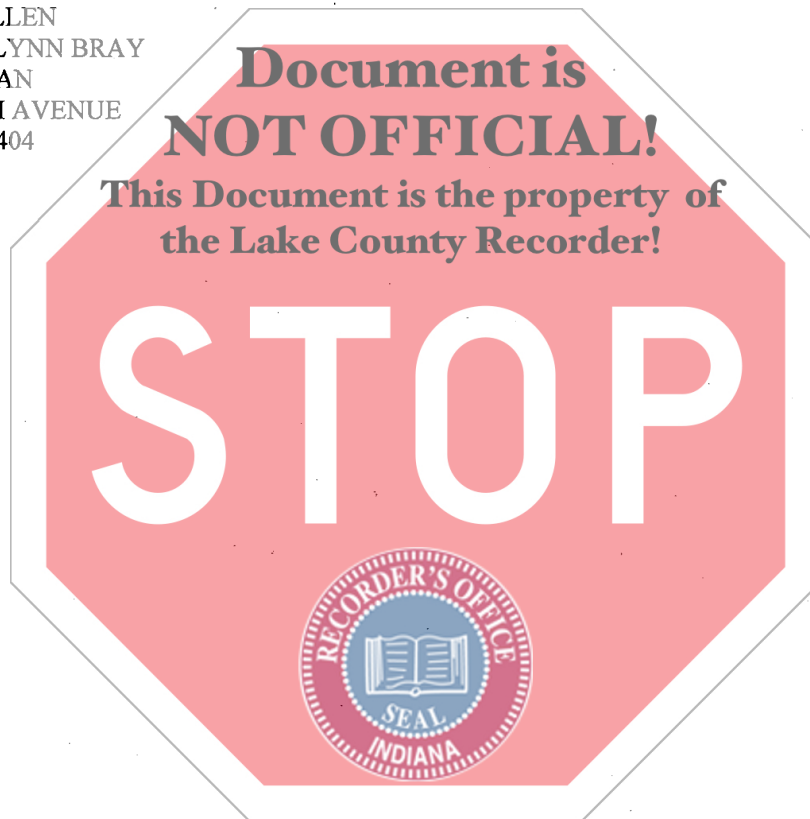


EXHIBIT A

[Legal Description]

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

LOT TWENTY-SIX (26) AND THE WEST HALF OF LOT TWENTY-FIVE (25), IN BLOCK FOUR (4), FRANKEL'S SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 7, PAGE 8, IN LAKE COUNTY, INDIANA.

NOT OFFICIAL!

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the Lake County Recorder!**

Parcel ID: 45-08-08-277-010.000-004

Commonly known as 1942 W 13th Avenue, Gary, IN 46404

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.