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2019-075132

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Oct 31

11:07 AM

(top [X] inches reserved for recording data)

**SPECIAL WARRANTY DEED
(Indiana)**

THIS INDENTURE WITNESSETH, that **Wells Fargo Bank, N.A.** duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby **CONVEY AND SPECIALLY WARRANT** to **Catalin Tartareanu, Trustee of the Indiana Land Trust 12070**, dated **July 01, 2015**, of **405 N. Main St., Crown Point, IN 46307**, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Lake County** in the **Indiana**, to wit:

Lot 16 in Block 4 as marked and laid down on the recorded plat of Rolling Mill Addition to the City of Hammond, in Lake County, Indiana. As the same appears of recording Plat Book 1 Page 105, in the Recorder's Office of Lake County, Indiana

State Parcel No: 45-02-25-284-013,000,023

PROPERTY ADDRESS: 4433 Baltimore Ave, Hammond IN 46327

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO WARRANT the real estate above unto Grantee(s), heirs, successors and assigns to **WARRANT** and **FOREVER DEFEND** all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 31 2019

004265

4433 BALTIMORE AVE
220-IN-V5
JOHN E. PETALAS
LAKE COUNTY AUDITOR
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307

\$25,000

JTB

✓# 27414

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this Oct 24, 2019

Wells Fargo Bank, N.A.

By: [Signature] 10/24/19

Name: TONYA AMERINE

Vice President, Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 24th day of Oct, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

STOP
NO OFFICIAL!
This Document is the property of the Lake County Recorder!

[Signature] (Signature) (Stamp or Seal)
Notary Public

ABBIGAIL S. HANSON
Commission Number 763567
My Commission Expires September 30, 2022

Prepared by:

Individual Name: Ruth Workman
Company Name: Orange Coast Lender Services



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. [Signature]

Please send subsequent Tax Bills to:
Catalin Tartareanu, Trustee
405 N. Main St., Crown Point, IN 46307,

4433 BALTIMORE AVE
220-IN-V5