

2019-086222

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

2019 Dec 13 9:01 AM

LIMITED WARRANTY DEED

Parcel #: 45-11-21-351-009.000-035
19-2172

THIS INDENTURE WITNESSETH That the U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Residential Capital Management Group, LP, its Authorized Agent, BARGAINS, SELLS AND CONVEYS to BIREG I LLC, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 24 in Meyers Addition, a planned unit development, in the Town of St. John, as per plat thereof, recorded in Plat Book 86, page 93 and as amended by Plat recorded in Plat Book 89, page 37 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 8315 Meadow Lane, St. John, IN 46373

Subject to taxes for 2019, payable in 2020, and subject to taxes payable thereafter.

Subject to easements, restrictions, covenants and agreements of records.

Grantor further states that there is no Gross Income Tax due the State of Indiana at this time in respect to this Conveyance.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor [except any set forth above], and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successor's and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

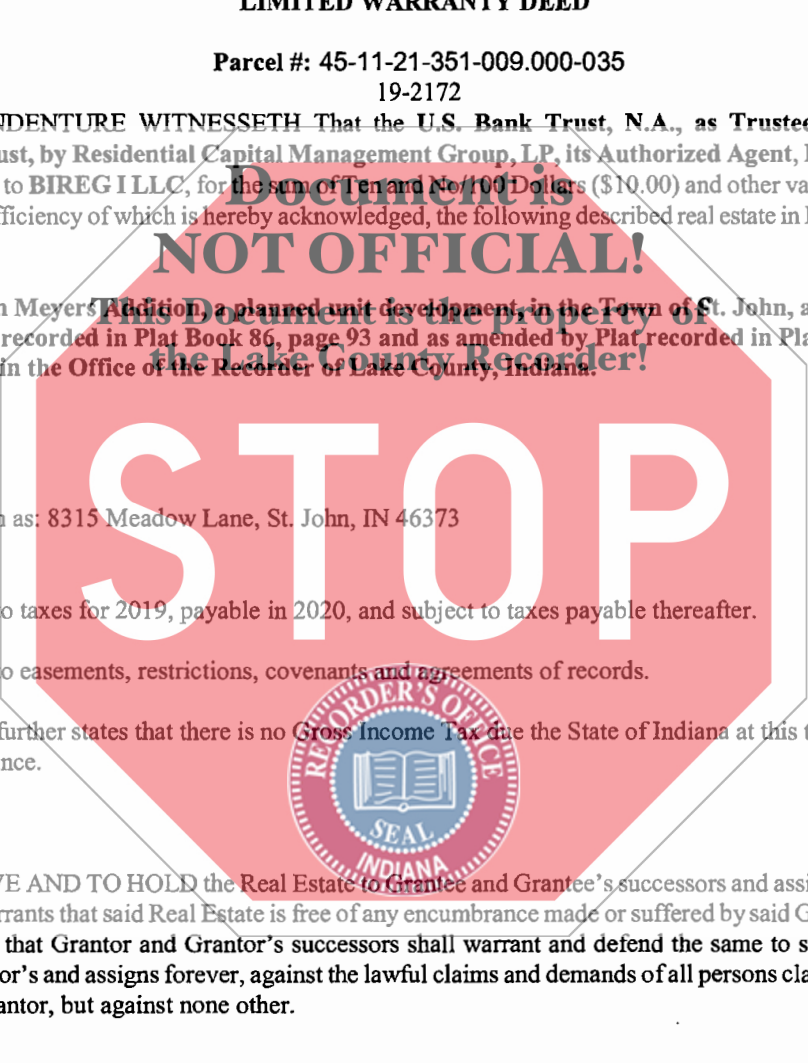
DEC 11 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

31675

OK. 25-6
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The undersigned represents and warrants that he is a duly appointed agent of Residential Capital Management Group, LP; that Residential Capital Management Group, LP is a limited partnership validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, has full capacity to convey the real estate interest described herein, all pursuant to and by virtue of a certain Limited Power-of-Authority wherein U.S. Bank Trust National Association, as Trustee, granted LSF9 Mortgage Holdings, LLC, a limited power of attorney and that certain Limited Power-of-Authority wherein LSF9 Mortgage Holdings, LLC, appointed Residential Capital Management Group, LP, as its Power-of-Authority; that pursuant to proper resolution of the general partner of Residential Capital Management Group, LP, he has full authority to execute and deliver this instrument on behalf of Grantor and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to BIREG1 LLC, real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary action for the making of this conveyance has been duly taken and done and that said aforementioned Powers-of-Authority have never been revoked and are in full force and effect.

IN WITNESS WHEREOF, Grantor has executed this deed this 21 day of November 2019.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By: _____

Printed Name: Joshua Gehman

Title: Designated Signatory for
Residential Capital Management Group, LP,
the duly appointed Attorney-in-Fact for LSF9 Mortgage Holdings, LLC,
the Duly appointed Attorney-in-Fact for U.S. Bank Trust National
Association, as trustee

POA- 2019-086220 - 12-13-2019
POA- 2019-086221 - 12-13-2019

STATE OF Georgia)
COUNTY OF Fulton) SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Joshua Gehman, a Designated Signatory for Residential Capital Management Group, LP, and the person who executed the foregoing instrument bearing the date of November 21, 2019, by virtue of the authority vested in him and acknowledged that he executed the foregoing instrument for and on behalf of U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

Witness my hand and Notarial Seal this 21 day of November, 2019.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder.

Signature: [Handwritten Signature]
Printed: CHRISTINA NAKHI
Resident of FULTON County, State of Georgia
My Commission Expires: 6/12/22

STOP

CHRISTINA NAKHI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 12, 2022

RECORDING OFFICE
SEAL
INDIANA

This instrument prepared by Leroy D. Medley, Attorney at Law
Address: 580 East Carmel Drive, Suite 308, Carmel IN 46032

No title exam performed by the preparer. Legal description and parties' names provided by the parties.

Grantee's Mailing Address: 14 GLEN EAGLES DR. SCHEPENTHE IN 46375.
Send Tax Statements to: 14 GLEN EAGLES DR. SCHEPENTHE IN 46375.

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. /s/ Leroy D. Medley