

2020-044580

2020 Jul 15

10:41 AM

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

(top [X] inches reserved for recording data)

**SPECIAL WARRANTY DEED
(Indiana)**

THIS INDENTURE WITNESSETH, that U.S. BANK NATIONAL ASSOCIATION, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to KAYODE SAHEED SHITTU of 8386 ASTER DRIVE , MERRILLVILLE, IN 46410, for and in consideration of Eight Thousand One Hundred Dollars (\$8,100.00), the receipt of which is hereby acknowledged, the following described real estate in LAKE COUNTY in the State of Indiana, to wit:

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

SITUATED IN LAKE COUNTY, STATE OF INDIANA: LOT 17 & THE SOUTH 10 FT OF LOT 16, BLK 12, GLEN L. RYAN'S SECOND SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30 PG 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-08-01-452-022.000-004

PROPERTY ADDRESS: 670 NEW HAMPSHIRE ST, GARY, IN 46403

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 HOLD 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
TO FINAL ACCEPTANCE FOR TRANSFER

023900

JUL 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00

111485

R JMS

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 12 day of June, 2020.

U.S. BANK NATIONAL ASSOCIATION

Jennifer K. Palmberg

By: Jennifer K. Palmberg

Its: Vice President

State of Minnesota)

County of Hennepin)
)SS.

Before me, a Notary Public in and for said County and State, personally appeared Jennifer K. Palmberg as the Vice President on behalf of U.S. BANK NATIONAL ASSOCIATION, who acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this 12 day of June, 2020.

(SEAL)



Michael Wayne Rock
NOTARY PUBLIC
PRINTED NAME: Michael Wayne Rock
MY COMMISSION EXPIRES: 01/31/2023

Grantee's Address:
8386 ASTER DRIVE
MERRILLVILLE, IN 46410

This instrument was prepared by
DEANA M. SMITH
O/B/O BC LAW FIRM, P.A.
200 PARK FOREST SOUTH DR.
FRANKLIN, IN 46131

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. DEANA M. SMITH

