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2020-048798

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

2020 Jul 30 8:48 AM

11436001639D

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SPECIAL WARRANTY DEED
(Indiana)

THIS INDENTURE WITNESSETH, that HERITAGE REAL ESTATE SERVICES, INC, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to TODD SMITH, of 5141 CONNECTICUT ST, GARY, IN 46409, for and in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE COUNTY in the State of Indiana, to wit:

LOT 13 IN BLOCK 14 IN BROADWAY GARDENS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19 PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

APN: 45-08-34-353-004.000-004

PROPERTY ADDRESS: 5141 CONNECTICUT ST, GARY, IN 46409

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

JUL 29 2020

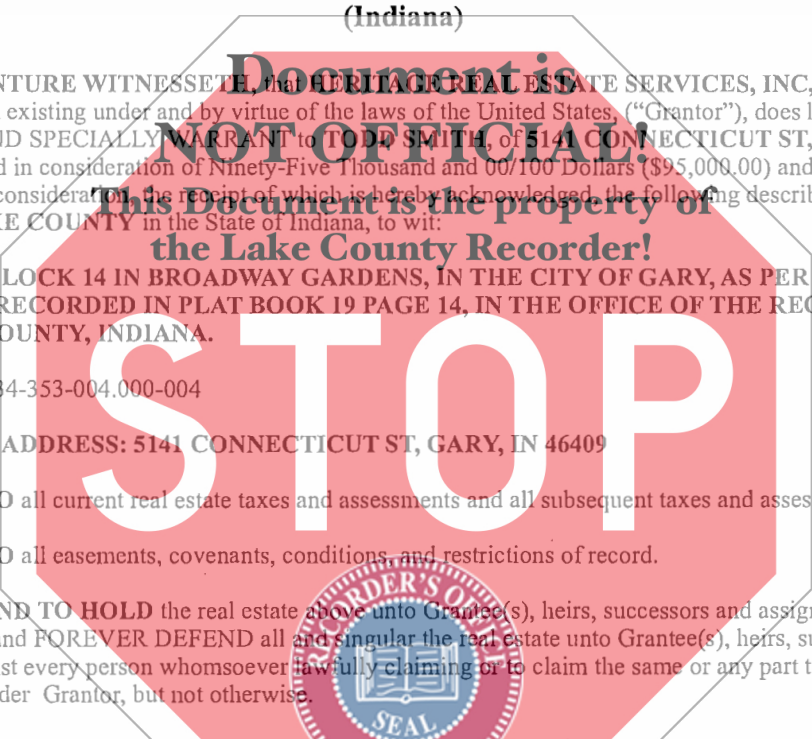
JOHN E. PETALAS
LAKE COUNTY AUDITOR

002595

25-
25247

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IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 10th day of July, 2020.

HERITAGE REAL ESTATE SERVICES, INC

Birika Henderson

By: Birika Henderson [Signers Name]

Its: President [Signers Title]

State of IN **Document is NOT OFFICIAL!**
County of Lake **This Document is the property of the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared Birika Henderson on behalf of HERITAGE REAL ESTATE SERVICES, INC, who acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this 10 day of July, 2020.

(SEAL)



NOTARY PUBLIC
PRINTED NAME
MY COMMISSION EXPIRES



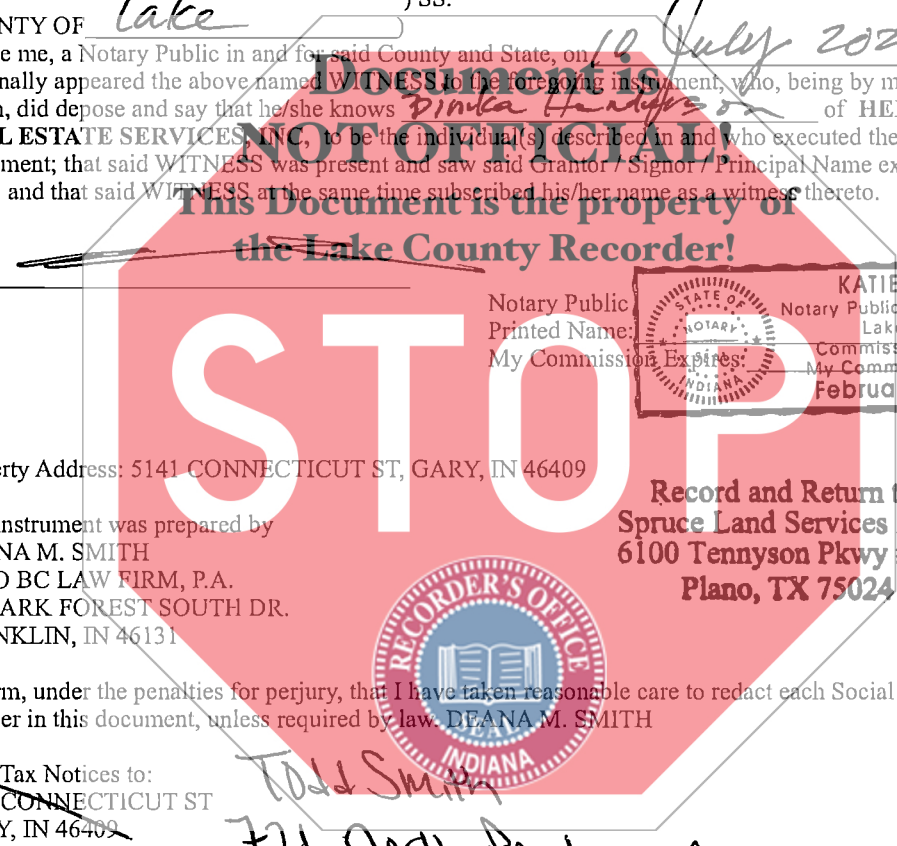
KATIE BANSKE
Notary Public, State of Indiana
Lake County
Commission # 693928
My Commission Expires
February 01, 2025

EXECUTED AND DELIVERED in my presence: [Signature] [Witness's Signature]

Witness: Marie P. Dancu [Witness's Printed Name]

STATE OF INDIANA)
) SS.
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on 10 July 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Dimitra Handjros of **HERITAGE REAL ESTATE SERVICES, INC.**, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor / Signor / Principal Name execute the same; and that said WITNESS, at the same time subscribed his/her name as a witness thereto.



KATIE BANSKE
Notary Public, State of Indiana
Lake County
Commission # 693928
My Commission Expires
February 01, 2025

Property Address: 5141 CONNECTICUT ST, GARY, IN 46409

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

Record and Return to:
Spruce Land Services LLC
6100 Tennyson Pkwy #225
Plano, TX 75024



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

Send Tax Notices to:
~~5141 CONNECTICUT ST
GARY, IN 46409~~

Todd Smith
721 North Paulina Ave
Redondo Beach CA 90277

Acknowledgment in an Individual Capacity and Proof by Subscribing Witness Notarial Certificates for a Notary Public

IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of July, 2020.

Binka Henderson

[Grantor's Signature]

Binka Henderson

[Grantor's Printed Name]

EXECUTED AND DELIVERED in my presence:

Witness: Marie P. Dancu [Witness' Signature]

Marie P. Dancu [Witness' Printed Name]

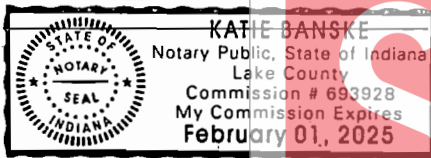
STATE OF INDIANA)
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Binka Henderson [Grantor's Name] who acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 10 day of July, 2020.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

[Signature]

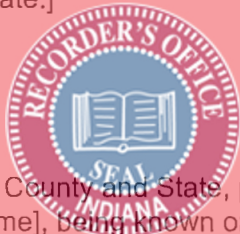
[Notary Public's Signature]
[Notary Public's' Printed Name]



[Include Notary Public's commission number, seal, commission county of residence or employment, and commission expiration date.]

STATE OF INDIANA)
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Marie P. Dancu [Witness' Name], being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Binka Henderson [Grantor's Name] in the foregoing subscribing witness' presence. Witness my hand and Notarial Seal this 10 day of July, 2020.



[Signature]

[Notary Public's Signature]
[Notary Public's' Printed Name]



[Include Notary Public's commission number, seal, commission county of residence or employment, and commission expiration date]