

2020-048957

2020 Jul 30

9:15 AM

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

AFTER RECORDING RETURN TO:

NationalLink - REO  
1000 Commerce Dr, Suite 300  
Pittsburgh, PA 15275  
File No. 190011067/1639337

MAIL TAX STATEMENTS TO GRANTEE:

TBOB ENTERPRISES, LLC  
2735 Squire Court  
Dyer IN 46311

Parcel ID No.: 45-11-23-457-014.000-032

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 15<sup>th</sup> day of July, 2020, by and between PNC BANK, NATIONAL ASSOCIATION, whose address is 249 FIFTH AVENUE, PITTSBURGH, PA 15222 hereinafter referred to as Grantor(s) and TBOB ENTERPRISES, LLC whose address is 2735 Squire Court Dyer IN 46311, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED TWELVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$12,750.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described estate in Lake County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 8329 FAIRBANKS ST, CROWN POINT, IN 46307

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument Number 2020-032322, Recorded: 06/03/2020

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

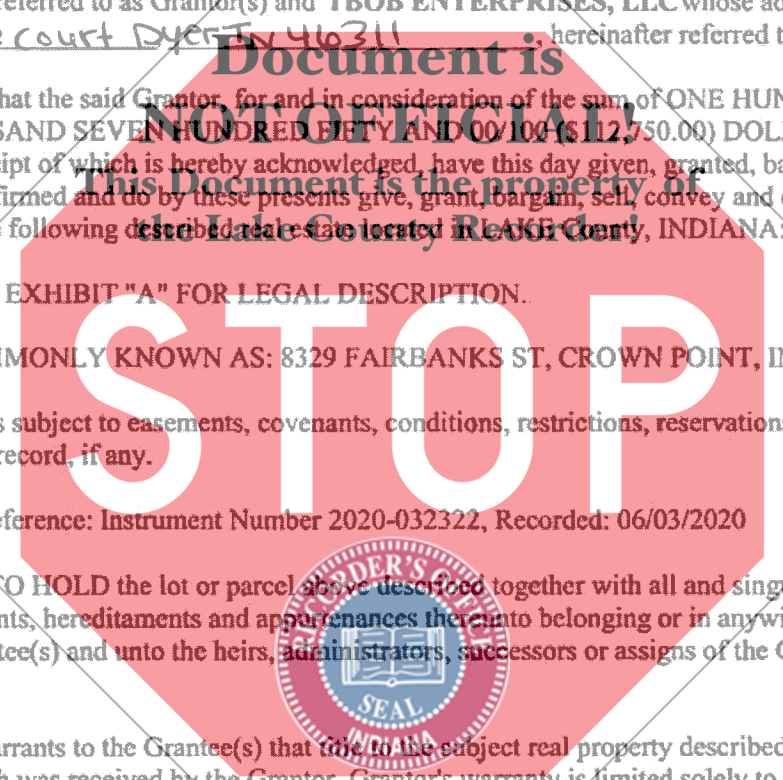
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 28 2020

042733

ck. 25-588014704  
A

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 15<sup>th</sup> day of July, 2020.

PNC BANK, NATIONAL ASSOCIATION

See Exhibit certificate

BY: [Signature]  
PRINT NAME: Matthew Silvis  
TITLE: Assistant Vice President

STATE OF Pennsylvania  
COUNTY OF Allegheny

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Matthew Silvis, the Assistant Vice President on behalf of PNC BANK, NATIONAL ASSOCIATION, the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 15<sup>th</sup> day of July, 2020

Lisa Coultas  
Notary Public  
Printed Name: Lisa Coultas  
My Commission Expires: March 23, 2023  
A Resident of Allegheny County, State of Pennsylvania

Commonwealth of Pennsylvania - Notary Seal  
Lisa Coultas, Notary Public  
Allegheny County  
My commission expires March 23, 2023  
Commission number 1289197  
Member, Pennsylvania Association of Notaries



Prepared by:  
RYAN P. WORDEN, ESQ.  
1111 E 54th Street, Suite 120  
Indianapolis, IN 46220  
7166343405

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.

RYAN P. WORDEN, ESQ.



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



State of Pennsylvania )  
County of Allegheny ) SS

EXECUTED AND DELIVERED in my presence:

[Signature]  
Witness Signature

Corey D. Carter  
Witness Name

Before me, a Notary Public in and for said County and State, this 15 day of 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 Grantor to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires: March 23, 2023 Lisa Coultas  
Notary Public

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

NOTARY SEAL:

Commonwealth of Pennsylvania - Notary Seal  
Lisa Coultas, Notary Public  
Allegheny County  
My commission expires March 23, 2023  
Commission number 1289197  
Member, Pennsylvania Association of Notaries



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THAT PARCEL OF LAND IN CITY OF CROWN POINT, LAKE COUNTY, STATE OF INDIANA, ID# 45-11-23-457-014.000-032, BEING KNOWN AND DESIGNATED AS:

UNIT A IN BUILDING 5 IN HEATHER HILLS TERRACE HORIZONTAL PROPERTY REGIME ACCORDING TO THE DECLARATION RECORDED MAY 1, 1980, AS DOCUMENT NO. 583055 AND RE-RECORDED MAY 7, 1980, AS DOCUMENT NO. 583639, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO; UNTIL SUCH TIME AS SUPPLEMENTAL DECLARATIONS ARE RECORDED ANNEXING ADDITIONAL REAL ESTATE PURSUANT TO PARAGRAPH 21 OF THE DECLARATION, AT WHICH TIME THE UNDIVIDED INTEREST IN THE COMMON AREAS SHALL BE REDUCED PURSUANT TO SAID DECLARATION.

TAX ID NUMBER: 45-11-23-457-014.000-032

PROPERTY COMMONLY KNOWN AS: 8329 FAIRBANKS ST, CROWN POINT, IN 46307





*Ferhibo*  
CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- (1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on April 28, 2015;
- (2) the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) Matthew Silvis is a duly appointed Assistant Vice President of the Bank.

*Excerpt from By-Laws of PNC Bank, National Association*

**"Article VI. General Powers of Officers**

**Section 1.** The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

**Section 2.** The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

*Board Resolutions Adopted April 28, 2015*

WHEREAS, pursuant to the By-Laws of PNC Bank, National Association (the "Bank"), the board of directors ("Board"), seeks to grant authority to certain officers to take the actions evidenced herein.

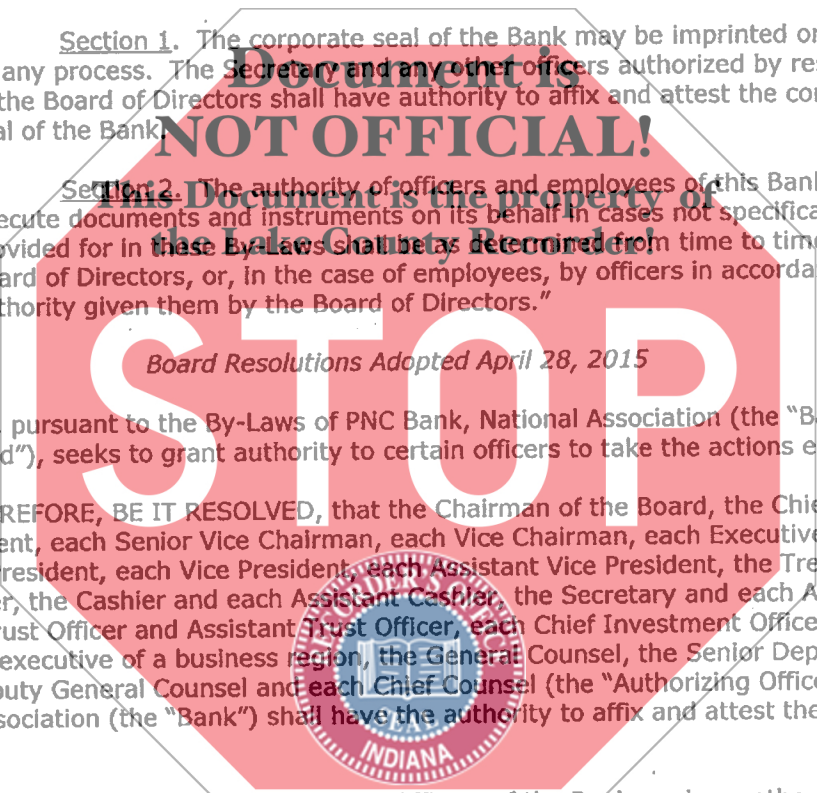
NOW, THEREFORE, BE IT RESOLVED, that the Chairman of the Board, the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Treasurer and each Assistant Treasurer, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, the Senior Deputy General Counsel, each Deputy General Counsel and each Chief Counsel (the "Authorizing Officers") of PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Authorizing Officers of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all

Member of The PNC Financial Services Group

The Tower at PNC Plaza 300 Fifth Avenue Pittsburgh Pennsylvania 15222

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agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

RESOLVED FURTHER, that the Bank's Chairman of the Board, Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that the Bank's Chairman of the Board, Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons employed by the Corporation or any of its wholly owned direct or indirect subsidiaries as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal;
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to an authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk;

General

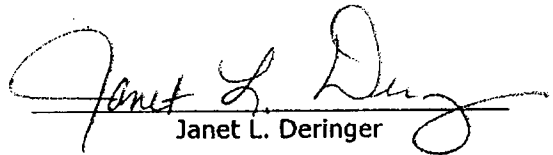
RESOLVED FURTHER, that the Authorized Officers of the Bank, and each of them, are authorized to do any and all things and to take any and all actions in connection with these resolutions, including, but not limited to, the execution, delivery, acknowledgement, submitting, filing, recording and sealing of all documents, certificates, statements or other instruments, and the making of any expenditures, which such officers may deem necessary or advisable in order to carry out the intent and purposes of these resolutions;

RESOLVED FURTHER, that all actions heretofore taken by any of the officers, representatives or agents of the Bank, by or on behalf of the Bank or any of its affiliates in connection with the foregoing resolutions be, and each of the same is, ratified and approved; and

RESOLVED FURTHER, that for purposes of the foregoing resolutions, the term "Authorized Officer" shall mean and include, as applicable, the Chairman, Chief Executive Officer, President, Senior Vice Chairman, Chief Financial Officer, Secretary or Treasurer of the Bank, or any Vice Chairman, Executive Vice President, Senior Vice President, Vice President, Assistant Secretary or Assistant Treasurer of the Bank or any other duly appointed officer of the Bank.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 8<sup>th</sup> day of March, 2016.



  
Janet L. Deringer

