

NOT AN OFFICIAL DOCUMENT

2022-515415
04/12/2022 01:54 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

SPECIAL WARRANTY DEED TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **U.S. Bank National Association** (*Grantor*), CONVEYS AND SPECIALLY WARRANTS to **Keyona Gibson**, married taking as separate property (*Grantee*), for the sum of FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

LOT 27, BLOCK 10, GARY LAND COMPANY'S FIFTH SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 15, PAGE 31/2, LAKE COUNTY INDIANA.

Common Address: 457 Rutledge ST, Gary, Indiana 46404

Parcel ID No.: 45-08-05-184-010,000-004

Grantee takes subject to taxes assessed in 20²¹, payable in 20²², and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 29 day of March, 2022.

U.S. Bank National Association

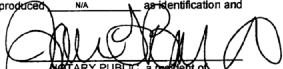
By: Michael W. Rock

Title: Michael W. Rock, Officer

STATE OF Minnesota)

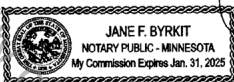
COUNTY OF Hennepin) SS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 29 day of March, 2022, by Michael W. Rock the Officer (title) of U.S. Bank National Association, who is personally known to me or who has produced N/A as identification and who did / did not take an oath.



MY COMMISSION EXPIRES:

01/31/2025



NOTARY PUBLIC, a resident of Washington County

NAME PRINTED: Jane F. Byrkit

Special Warranty Deed

457 Rutledge ST

Gary, Indiana 46404

Parcel No. 45-08-05-184-010.000-004

Grantee's Address and

After Recording Return To:

Keyona Gibson
5991 Grant Place
Merrillville, IN 46410

Send Subsequent Tax Bills To:

Keyona Gibson
5991 Grant Place
Merrillville, IN 46410

This instrument was prepared by:

Jynell D. Berkshire, Esq.
1320 E. Vermont Street
Indianapolis, IN 46202

This instrument was prepared by Jynell D. Berkshire, Esq., Berkshire Law LLC, 1320 E. Vermont Street, Indianapolis, IN 46202, at the specific request of Affiant and based solely on information supplied by Affiant. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from information provided. Affiant accepts this DISCLAIMER by Affiant's execution and acceptance hereof. 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. Jynell D. Berkshire, Esq.

Property of Law Co. Recorder