

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526570
06/28/2022 01:56 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Commitment Number: 210688145
Seller's Loan Number: 0019178987

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Grantee Address/Mail Tax Statements To: KINGDOM PROPERTIES & MANAGEMENT
LLC, 2158 45TH AVE. SUITE 320, HIGHLAND, IN 46322, USA

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-12-15-101-007.000-030 & 45-12-15-101-008.000-030

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$13,000.00 (Thirteen Thousand Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of special warranty, to KINGDOM PROPERTIES & MANAGEMENT LLC, hereinafter grantee, whose tax mailing address is 2158 45TH AVE. SUITE 320, HIGHLAND, IN 46322, USA, the following real property:

All that certain parcel of land situate in the County of Lake and State of Indiana being known and designated as follows:

Part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 8 West of the 2nd P.M., described as commencing at a point on the West line of said tract, which is 440.62 feet South of the Northwest corner thereof and running thence East 330 feet, thence South 100 feet, thence West 330 feet, thence North 100 feet to the place of beginning, in Lake County, Indiana. EXCEPT the East 30 feet thereof.

ALSO EXCEPT the following described tract deeded from Timothy F. Marsalek to the State of Indiana in a Warranty Deed recorded September 26, 2000 as Instrument No. 2000 070015, more particularly described as follows: A part of the Northwest Quarter of the Northwest

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Quarter of Section 15, Township 35 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at a point on the West line of said section South 0 degrees 10 minutes 49 seconds East 134.258 meters (440.48 feet) (440.62 feet by Instrument Number 95007391) from the Northwest corner of said section, designated as point "2" on said plat, which point of beginning is the Northwest corner of the grantors' land; thence South 89 degrees 55 minutes 31 seconds East 18.125 meters (59.46 feet) along the North line of the grantors' land; thence South 0 degrees 14 minutes 00 seconds East 30.480 meters (100.00 feet) to the South line of the grantors' land; thence North 89 degrees 55 minutes 31 seconds West 18.153 meters (59.56 feet) along said South line to the West line of said section; thence North 0 degrees 10 minutes 49 seconds West 30.480 meters (100.00 feet) along said West line to the point of beginning and containing 0.0553 hectares (0.137 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0372 hectares (0.092 acres), more or less, for a net additional taking of 0.0181 hectares (0.045 acres), more or less.

More commonly known as 6935 Broadway, Merrillville, IN 46410

Parcel# 45-12-15-101-007.000-030 & 45-12-15-101-008.000-030

Prior instrument reference: 2021-064608

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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IN WITNESS WHEREOF, Grantor has executed this deed this JUN 17 2022 _____:

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] JUN 17 2022
Name: Conrad Stribakos

Its: DOC. CONTROL OFFICER

STATE OF Utah)
COUNTY OF Salt Lake) SS:

The foregoing instrument was acknowledged before me on JUN 17 2022. Before me, Mesepa Aleki, Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos its Attorney in Fact on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney in Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Witness my hand and Notarial Seal this JUN 17 2022 _____.

M. Aleki [Notary Public's Signature]
Mesepa Aleki [Notary Public's Printed Name]



Notary Public's commission number 710702

Seal
commission county of residence or employment Salt Lake Utah
commission expiration date 2/21/2024

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.

[Signature]
By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.