

2014 081353

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 DEC 22 PM 1:13

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, conveys and specially warrants to PATRICIA M. TINICH, an unmarried woman (herein, "Grantee"), whose address is 3135 44th Street, Highland, IN 46322, for and in consideration of the sum of One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

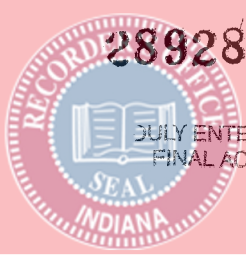
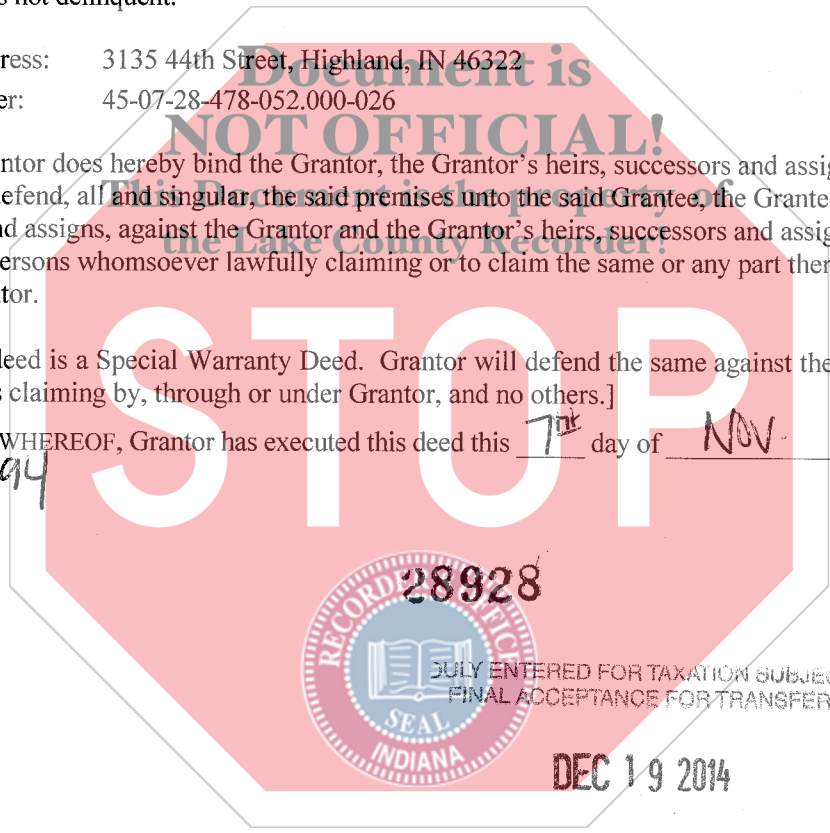
Property Address: 3135 44th Street, Highland, IN 46322  
Parcel Number: 45-07-28-478-052.000-026

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and the Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

IN WITNESS WHEREOF, Grantor has executed this deed this 7<sup>th</sup> day of NOV, 2014.

R1027094



JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 19 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

\$ 20

CK#  
401411  
C  
E

**GRANTOR:**

Bayview Loan Servicing, LLC, a Delaware limited liability company

By: [Signature]  
Printed Name: Sonia Asencio  
Title: Assistant Secretary

STATE OF Florida  
COUNTY OF Miami Dade

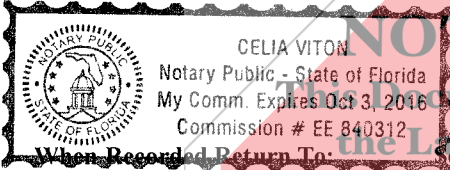
Before me, the undersigned Notary Public in and for said County and State, personally appeared Sonia Asencio, as Asst Sec of Bayview Loan Servicing, LLC, a Delaware limited liability company and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 7 day of November, 2014.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Celia Viton

My commission expires: 10/03/2016



When Recorded Return To: [Blank] Send Subsequent Tax Bills To: [Blank] This Instrument Prepared By:

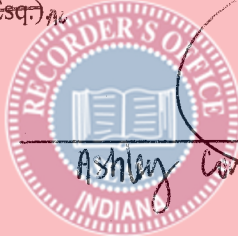
SARAH GONZALES  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA  
91362

PATRICIA M. TINICH  
3135 44TH STREET  
HIGHLAND, IN 46322

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, Esq. 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 (~~Steven A. Williams, Esq.~~)

Ashley Cowan



[Signature]

(Title Agent)

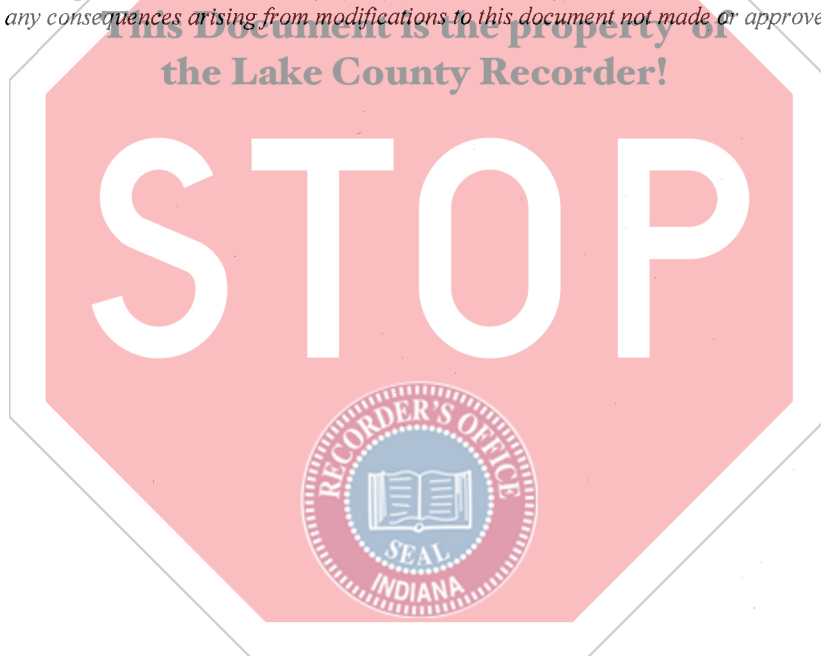
**EXHIBIT A**

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA;

LOT 17, IN HIGHLAND HEIGHTS ADDITION, TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



14-61603 (1b)