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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 067081

2015 SEP 29 AM 11:16

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS LLC (herein, "Grantor"), whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, conveys and specially warrants to LJUBISA POPOVIC, a married man, and SVETLANA KUZMANOVIC, a married woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1819 Saturday Evening Avenue, Dyer, IN 46311, for and in consideration of the sum of One Hundred Forty-seven Thousand and No/100 Dollars (\$147,000.00), 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: 9544 Northcote Avenue, Munster, IN 46321  
Parcel Number: 45-07-29-354-016.000-027

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.

IN WITNESS WHEREOF, Grantor has executed this deed this 16 day of September 2015



04538

SEP 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

JOE  
[Signature]  
#026883

**GRANTOR:**

\* POA recorded on 12/3/14

Inst. # 2014076729

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY  
BY ITS ATTORNEY IN FACT  
SINGLESOURCE PROPERTY  
SOLUTIONS LLC

Pennsylvania  
STATE OF  
COUNTY OF Washington

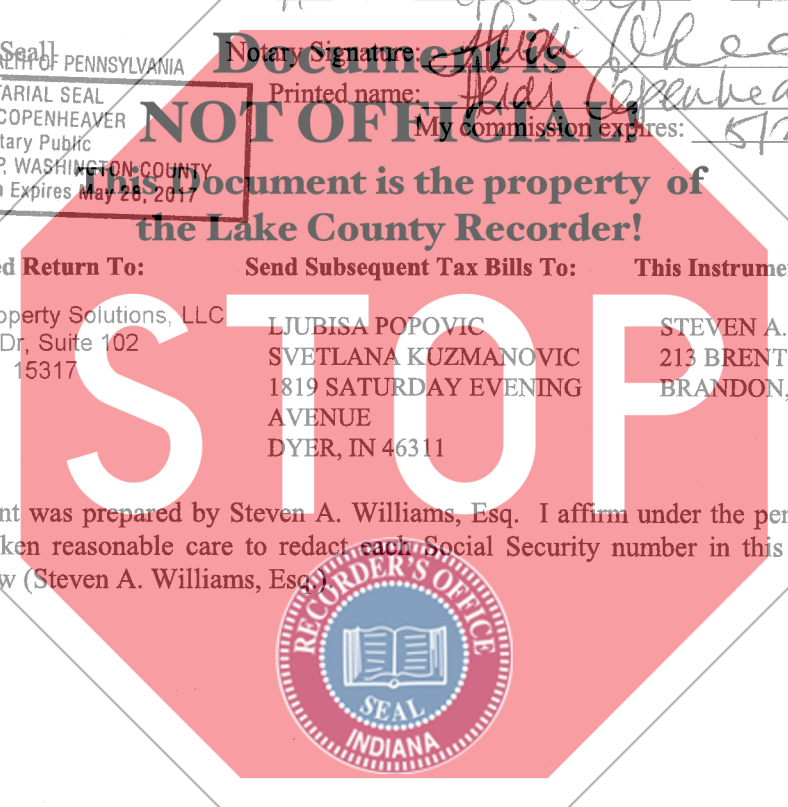
By: [Signature]  
Printed Name: Joe Getz  
Title: Directed Asset Management

Before me, the undersigned Notary Public in and for said County and State, personally appeared Joe Getz, as Directed Asset Management of SINGLESOURCE PROPERTY SOLUTIONS LLC AS ATTORNEY IN FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 16 day of September, 2015.

[Affirm Notary Seal]  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
HEIDI COPENHEAVER  
Notary Public  
CECIL TOWNSHIP, WASHINGTON COUNTY  
My Commission Expires May 26, 2017

Notary Signature: [Signature]  
Printed name: Heidi Copenheaver  
My commission expires: 5/26/2017



**When Recorded Return To:**

**Send Subsequent Tax Bills To:**

**This Instrument Prepared By:**

SingleSource Property Solutions, LLC  
333 Technology Dr, Suite 102  
Canonsburg, PA 15317  
866-620-7577

LJUBISA POPOVIC  
SVETLANA KUZMANOVIC  
1819 SATURDAY EVENING  
AVENUE  
DYER, IN 46311

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.)



**EXHIBIT A**

[Legal Description]

The following described real estate in Lake County, Indiana, to wit:

Lot 20, Fairmeadow 8th Addition, Block 2, to the Town of Munster, as shown in Plat Book 41, page 36, in 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.*

