

2015 071107

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 OCT 20 AM 10:34

MICHAEL B. BROWN  
RECORDER

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R1158271

**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 ANGEL VALENCIA (herein, "Grantee"), whose address is 2833 163rd Pl. Hammond, IN 46323, for and in consideration of the sum of Nineteen Thousand Nine Hundred and No/100 Dollars (\$19,900.00), 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:

**Document is NOT OFFICIAL!**  
SEE EXHIBIT A ATTACHED HERETO.

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

**This Document is the property of the Lake County Recorder!**

Property Address: 2830 Gibson Place, Hammond, IN 46323  
Parcel Number: 45-07-04-402-007.000-023

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.]

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 26 day of August, 2015.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

04912

OCT 16 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Loan # 989915 / 2830 Gibson Place, Hammond, IN 46323

ck. 20.  
113484  
BN

Special Warranty Deed

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

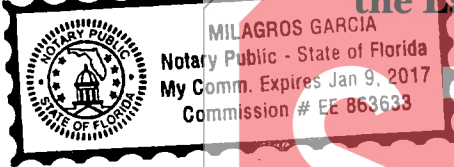
By: Sonia  
Printed Name: Sonia Asencio  
Title: Assistant Secretary

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 Assistant Secretary of Bayview Loan Servicing, LLC, a Delaware limited liability company and acknowledged the execution of the forgoing instrument.

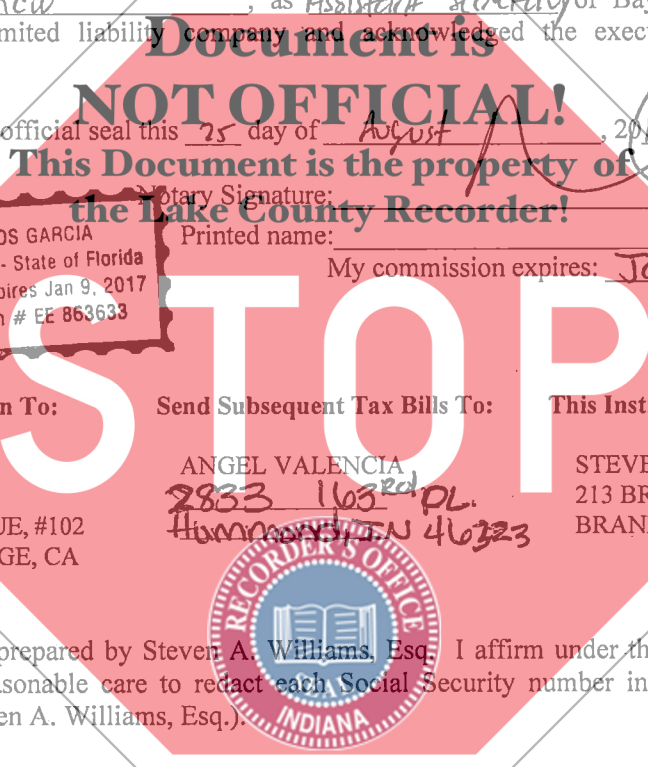
Witness my hand and official seal this 25 day of August, 2016.

[Affix Notary Seal]



Notary Signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_

My commission expires: Jan. 9, 2017



When Recorded Return To:

FATE HAGOOD IV  
TIMIOS, INC  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA  
91362

Send Subsequent Tax Bills To:

ANGEL VALENCIA  
2833 163<sup>rd</sup> PL.  
Hammond, IN 46323

This Instrument Prepared By:

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.).

Tirrell, Esq.  
2301 W. Plaza, Ste. 218  
Plant, FL 33566

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**EXHIBIT A**

[Legal Description]

LOTS 24 AND 25 IN BLOCK 2 IN TURNER-MEYN PARK, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19 PAGE 12. 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.*