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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 057269

2016 AUG 24 AM 8:33

MICHAEL B. BROWN
RECORDER

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. CWCOT-40792

ADDRESS OF GRANTEE:
MAIL TAX STATEMENTS TO:
CARITINA CARRILLO AND LORENZO RAMIREZ
1226 LAKEVIEW AVE.
WHITING, IN 46394

Parcel ID No.: 45-03-07-403-010.000-023

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this st day of August, 2016, by and between **NATIONSTAR MORTGAGE LLC**, a mailing address of 8980 CYPRESS WATERS BOULEVARD, COPPELL, TX 75019 hereinafter referred to as Grantor(s) and **CARITINA CARRILLO, A SINGLE PERSON AND LORENZO RAMIREZ, A SINGLE PERSON**, a mailing address of 1226 LAKEVIEW AVE., WHITING, IN 46394, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **SEVENTY-FIVE THOUSAND AND 00/100 (\$75,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 1226 LAKEVIEW AVE, WHITING, IN 46394

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 2016 024235, Recorded: 04/21/2016

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey the same; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.



AUG 19 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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46394

AMOUNT \$ 205
CASH _____ CHARGE _____
CHECK # 160262
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

Parcel ID No.: 45-03-07-403-010.000-023

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 1 day of August, 2016.

NATIONSTAR MORTGAGE LLC

BY: *Alison Shadoin*

PRINT NAME: Alison Shadoin

TITLE: Assistant Secretary

STATE OF Texas

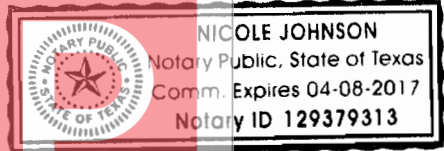
COUNTY OF Denton

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Alison Shadoin, the Assistant Secretary on behalf of NATIONSTAR MORTGAGE LLC, the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 1 day of August, 2016.

Nicole Johnson
Notary Public

Printed Name: Nicole Johnson
My Commission Expires: 04/08/2017
A Resident of Denton County, State of Texas



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:
LISA CAPITOS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

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.

LISA CAPITOS, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

LOT 10, AND THE WEST 10 FEET OF LOT 11, IN BLOCK 1, IN JOHN A. TOKARZ LAKEVIEW
SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19
PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID NUMBER: 45-03-07-403-010.000-023

PROPERTY COMMONLY KNOWN AS: 1226 LAKEVIEW AVE, WHITING, IN 46394

