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2017 009970

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB 15 AM 9:56

MICHAEL B. BROWN
RECORDER

File Number: 13748

After Recording Return To:
Avenue 365 Lender Services
1777 Sentry Parkway West V#14
Suite 201
Plymouth Meeting, PA 19462

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-07-26-476-033.000-006

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J09, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-J09, whose mailing address is c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29601, hereinafter grantor, for \$78,100.00 (Seventy Eight Thousand One Hundred Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to Preferred Homes, LLC, hereinafter grantee, whose tax mailing address is 8499 Barberton Street, Crown Point, IN 46307 the following real property:

Lot 9 in Lawndale Gardens 1st Addition to Griffith, as per plat thereof, recorded in Plat Book 33 Page 16, in the Office of the Recorder of Lake County, Indiana.

Property Address is: 940 North Oakwood Street, Griffith, IN 46319

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 prior to the date the seller acquired title.

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.

RECORDED
FEB 15 2017
ACCEPTANCE FOR TRANSFER
JOHN E. PETALAS
LAKE COUNTY AUDITOR

010961


20.00 #
ME 221062
2ml

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.

Prior instrument reference: **Sheriff's deed recorded 12/17/2015 DOC # 2015084266**

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

"The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

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- i. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property")
 - ii. All valid oil, gas and mineral rights, including leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located
 - iii. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect
 - iv. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions(s) thereof
 - v. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes
 - vi. Any conditions that would be revealed by a physical inspection and survey of the Property.

Executed by the undersigned on 11/25, 2016:

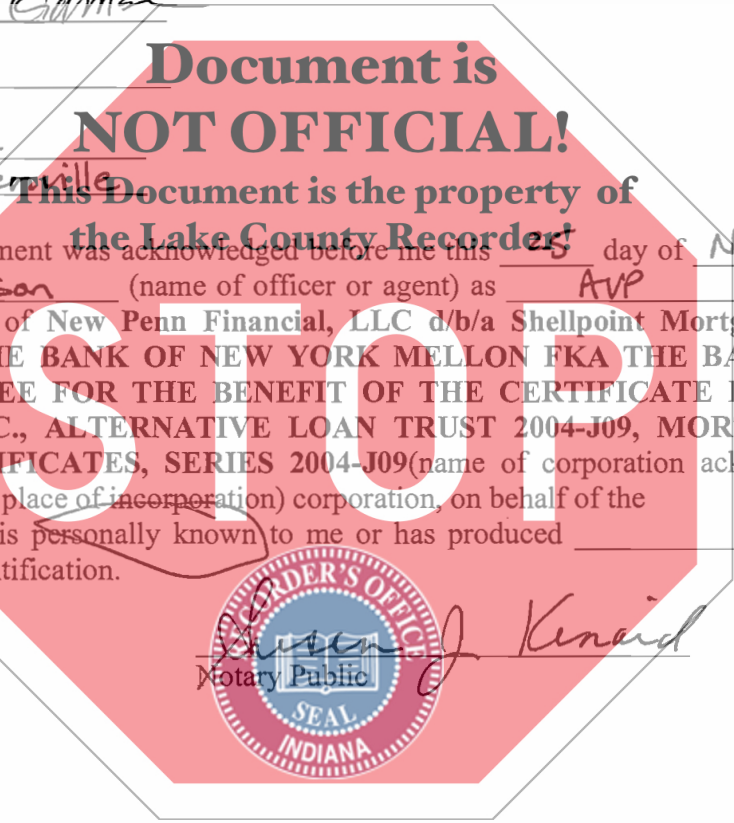
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J09, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-J09 by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: [Signature]

Name: Shawn Garrison

Its: AVP

STATE OF Sc
COUNTY OF Greenville



The foregoing instrument was acknowledged before me this 25 day of November, 2016, by Shawn Garrison (name of officer or agent) as AVP (title of officer or agent) of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J09, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-J09 (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
Notary Public
INDIANA

NOTARY STAMP/



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.

By: [Signature]

William Wolff
Print Name

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.