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2017 042139

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 JUL 12 AM 8:44

MICHAEL B. BROWNE
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1, by Ocwen Loan Servicing, LLC as attorney in fact (Grantor), CONVEYS AND SPECIALLY WARRANTS to Hector Fontanez, a married person (Grantee), for the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

LOT 249 IN SEDONA ADDITION - UNIT TWO TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED MAY 17, 1995 IN PLAT BOOK 78 PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

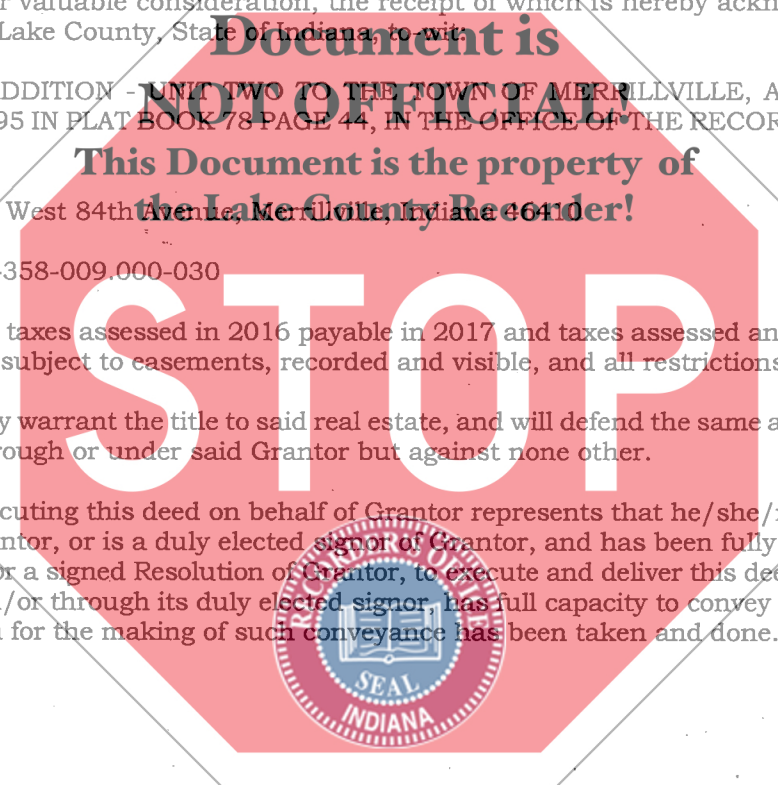
Common Address: 1320 West 84th Avenue, Merrillville, Indiana 46410

Parcel ID No.: 45-12-21-358-009.000-030

Grantee takes subject to taxes assessed in 2016 payable in 2017 and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

003923

AMOUNT \$ 255
CASH _____ CHARGE _____
CHECK # 28 0548
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

E

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 23 day of June, 2017.

Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1, by Ocwen Loan Servicing, LLC as attorney in fact

By: [Signature] **Thania Nunez**
Title: Contract Management Coordinator *

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23 day of June, 2017, by Thania Nunez, the * (title) of **Ocwen Loan Servicing, LLC, as Attorney-in-Fact for Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1**, who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

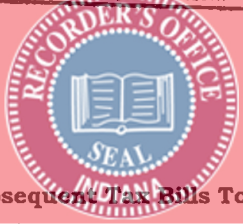
✓ POA recorded on 5/6/2014 as Instrument #2014 025010

MY COMMISSION EXPIRES:

NOTARY PUBLIC, a resident of Palm Beach County

NAME PRINTED: Katherine Burgos

KATHERINE BURGOS
MY COMMISSION #FF144142
EXPIRES July 22, 2018
(407) 398-0153 FloridaNotaryService.com



Personally Known To Me
KB6-23-17

Special Warranty Deed
1320 West 84th Avenue
Merrillville, Indiana 46410
Parcel No. 45-12-21-358-009.000-030

Grantee's Address and After Recording Return To:
Hector Fontanez
2750 Dearborn Street
Lake Station, Indiana 46405

Send Subsequent Tax Bills To:
Hector Fontanez
2750 Dearborn Street
Lake Station, Indiana 46405

This instrument was prepared by:
Patrick Chapin
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

This instrument was prepared by **Patrick Chapin**. 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. **Patrick Chapin**.

Loan No. 7142116149