

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 050502

2017 AUG 14 AM 8:45

MICHAEL B. BROWN
RECORDER

AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273997192

MAIL TAX STATEMENTS TO:
CHIQUITA BLALOCK
9089 CLARK PLACE
CROWN POINT, IN 46307

Parcel ID No.: 45-11-25-431-008-000-036

Document is
NOT OFFICIAL!

SPECIAL WARRANTY DEED
This Document is the property of
the Lake County Recorder!

THIS DEED made and entered into on this 2nd day of May, 2017, by and between **RADIAN GUARANTY, INC.**, organized and existing under the laws of the State of PA, whose address is 1601 Market Street, Philadelphia, PA 19103 hereinafter referred to as Grantor(s) and **CHIQUITA BLALOCK, A SINGLE PERSON**, whose address is 9089 Clark Place, Crown Point, IN 46307, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) 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:

LOT 281 IN PINE ISLAND RIDGE UNIT 34, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48 PAGE 115, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Commonly Known As: 9089 Clark Place, Crown Point, IN 46307

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document No. _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto 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 said land; 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.

004458

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 25-
CASH _____ CHARGE _____
CHECK # 112164
OVERAGE _____
COPY _____
NON - COM _____
CLERK MB

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 2nd day of May, 2017.

RADIAN GUARANTY, INC.

BY: [Signature]
PRINT NAME: _____
TITLE: _____

STATE OF Pennsylvania
COUNTY OF Philadelphia

Document is NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Greg Smith on behalf of RADIAN GUARANTY, INC., 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, testified that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 2ND day of May, 2017.

Antoinette J. Zuccarini
Notary Public
Printed Name: Antoinette J. Zuccarini
My Commission Expires: June 28, 2020
A Resident of Philadelphia County, State of Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Antoinette J. Zuccarini, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires June 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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:
Adam Willfond, Esq.
2552 Central Avenue
Indianapolis, IN 46205
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.

Adam Willfond, Esq.

