

2017 086069

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MICHAEL B. BROWN
RECORDER

3

SPECIAL / LIMITED WARRANTY DEED

Nationstar Mortgage LLC d/b/a Champion Mortgage Company ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Alex Marion Jr. ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 363 Mount Street, Gary, Indiana 46406 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-07-01-276-008.000-004
State Tax ID 45-07-01-276-008.000-004

Lots 9, 10 and 11 in Block 9 in Brunswick Addition to Gary, as per plat thereof, recorded in Plat Book 11, page 34, in the Office of the Recorder of Lake County, Indiana.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Sheriff's Deed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Deed recorded in Instrument Number 2017034319 of the Lake County, Indiana Records.

Property Address: 363 Mount Street, Gary, Indiana 46406

The Grantee's Tax Mailing/Physical Address is: Alex Marion Jr.
773 Martin Luther King Drive
Gary, Indiana 46402

Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Special Limited Warranty Deed
Property Address: 363 Mount Street, Gary, Indiana 46406

1 of 2

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 18 2017


JOHN E. PETALAS
LAKE COUNTY AUDITOR

006598

ck: 251-4585
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IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:
November 30, 2017.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By:  **Bruce Juenger**

Its: Assistant Secretary

State of _____ County of _____ ss:

Be it remembered, that on this 30 day of November, 2017, before me, the subscriber, a Notary Public in and for said county and State, personally came Nationstar Mortgage LLC d/b/a Champion Mortgage Company, by and through its Assistant Secretary, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.
Jeff Rupert.

This instrument prepared by:
Nationstar Mortgage LLC d/b/a Champion Mortgage Company
8950 Cypress Waters Boulevard
Coppell, Texas 75019

Return Recorded Instrument to:
PRISM Title & Closing Services, Ltd.
7900 Tanners Gate Lane
Florence, Kentucky 41042
File # 01700892



NOTARIAL CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

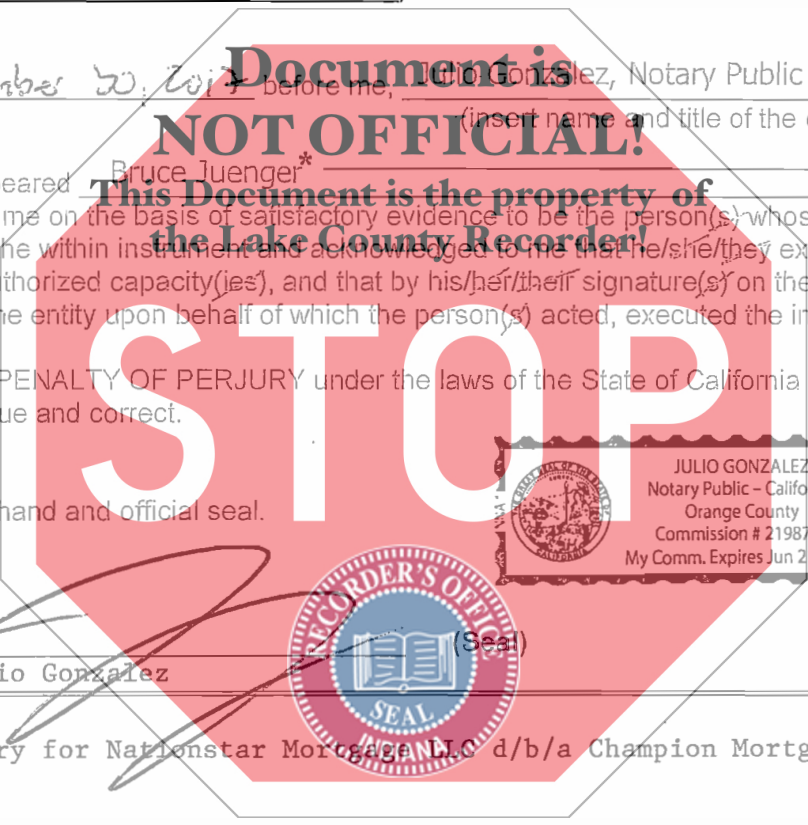
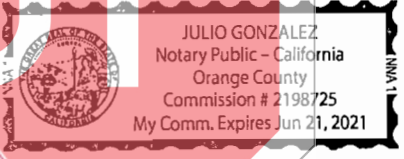
On November 20, 2017 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Bruce Juenger*
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Julio Gonzalez (Seal)



*Assistant Secretary for Nationstar Mortgage LLC d/b/a Champion Mortgage Company