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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088001

2017 DEC 27 PM 3:22

MICHAEL B. BROWN
RECORDER

Tax Key No 45-08-09-159-006.000-004

SPECIAL WARRANTY DEED

This indenture witnesseth that MTGLQ Investors, L.P., a Delaware limited partnership, by New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact under Limited Power of Attorney dated 06/25/2015 and recorded 02/5/2017 as Document No. 2017007949 ("Grantor"),

CONVEYS AND WARRANTS TO Philip Willis of Lake County in the State of Indiana ("Grantee"),

In consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Lake County in the State of Indiana:

The South 20 feet of Lot 7 and the North 20 feet of Lot 8 in Block 2 in Spirit Road-Davidson Company's Third Addition to Gary, as per plat thereof, recorded in Plat Book 11, page 21, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1327 Lincoln Street, Gary, IN 46407

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:

1. 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");
2. All valid oil, gas and mineral rights, interest or 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;
3. 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;
4. All presently-recorded instruments (other than liens and conveyances by, through, or under Grantor) that affect the Property and any portion(s) thereof;
5. 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; and
6. Any conditions that would be revealed by a physical inspection and survey of the Property.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

029976

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

E

\$25.00
M.E
#4035150398
RM

Said Power of Attorney is in full force and effect and has not been revoked,

DATED this 14 day of DECEMBER 2017.

MTGLQ Investors, L.P.

By: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact under Limited Power of Attorney dated 6-25-15 and recorded as Document No. 2017007949

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!
Printed Name Shawn Garrison
AVP
Its: _____

STATE OF SC
COUNTY OF GREENVILLE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of December 2017 personally appeared Shawn Garrison the AVP of New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing, attorney-in-fact for MTGLQ Investors, L.P., and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires SOUTH CAROLINA
PHILIP B. BROWN
NOTARY PUBLIC
MY COMMISSION EXPIRES 04-24-18 A resident of _____, Notary Public
County

This instrument prepared by Jeffrey S. Harlan, Attorney at Law

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.

Greg Putt

Grantee Mailing Address:
 10409 Adler Cove
St John, IN 46373

Mail Tax Bills To:
 10409 Adler Cove
St John, IN 46373

105613

METROPOLITAN TITLE OF IN
9604 COLDWATER ROAD
SUITE 105
FORT WAYNE IN 46825

