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2019 025809

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 MAY -3 AM 8:57

MICHAEL B. BROWN
RECORDER

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive
Coraopolis, PA 15108
File No. 1274080826

7

MAIL TAX STATEMENTS TO GRANTEE:
ABS Rehab, LLC
2321 Crest Road
Gary, IN 46408

Parcel ID No.: 45-08-29-177-011.000-001



THIS DEED made and entered into on this 28th day of January, 2019, by and between **Federal Home Loan Mortgage Corporation**, whose address is 5000 Plano Parkway, Carrollton, TX 75101 hereinafter referred to as Grantor(s) and **ABS Rehab, LLC**, whose address is 2321 Crest Road, Gary, IN 46408, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of THIRTY-FOUR THOUSAND SEVEN HUNDRED AND 00/100 (\$34,700.00) 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: 2321 Crest Road, Gary, IN 46408

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

Prior instrument reference: Instrument Number: 2018050999, Recorded: 08/13/2018

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.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 02 2019 041185

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 251.00
CASH CHARGE
CHECK # 124423
OVERAGE
COPY
NON-CONF
DEPUTY JKS

E

1274 080826

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28th day of January, 2019.

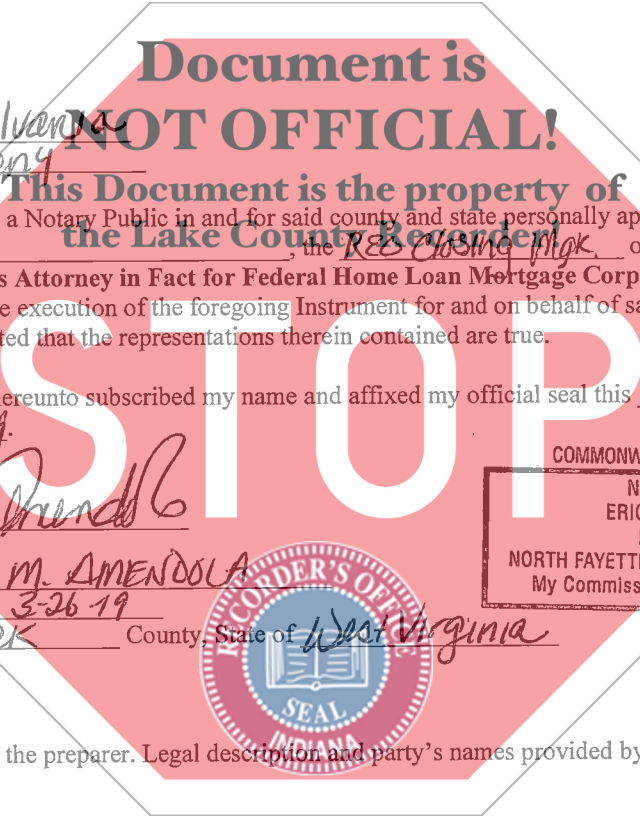
Federal Home Loan Mortgage Corporation by Radian Settlement Services, Inc. as Attorney in Fact

BY: [Signature]

NAME: Chris Luca

TITLE: R&O Closing Manager

STATE OF Pennsylvania
COUNTY OF Allegheny



Before me, the undersigned, a Notary Public in and for said county and state personally appeared Chris Luca, the R&O Closing Manager, on behalf of **Radian Settlement Services, Inc. as Attorney in Fact for Federal Home Loan Mortgage Corporation**, 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, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 28th day of January, 2019.

[Signature]
Notary Public

Printed Name: ERICA M. AMENDOLA
My Commission Expires: 3-26-19
A Resident of Hancock County, State of West Virginia

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019



No title exam performed by the preparer. Legal description and party's names provided by the party.

Prepared by:
Ryan P. Worden, Esq.
1111 E 54th Street, Suite 120
Indianapolis, IN 46220
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.

RYAN P. WORDEN, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 24 IN RANBURN WOODS SECTION 'C', PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID NUMBER: 45-08-29-177-011.000-001

PROPERTY COMMONLY KNOWN AS: 2321 CREST ROAD, GARY, IN 46408

