

2019 037135

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 JUN 20 AM 9:16

MICHAEL B. BROWN
RECORDER

Record and return to:
C.R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd, Ste 100
Southlake, TX 76092

Prepared By
Greyt Estates LLC
5242 Port Royal Rd #1785
Springfield, VA 22151
202-304-2784

ASSIGNMENT OF SELLER'S INTEREST IN LAND CONTRACT

This Assignment of Seller's Interest in Land Contract (the "Assignment") is made and entered into this 8th day of March, 2019 by and

BETWEEN: Greyt Estates, LLC (the "Assignor"), a Limited Liability Company organized and existing under the laws of the State of Virginia, with its principal office located at 5242 Port Royal Rd #1785 Springfield, VA 22151.

AND: Labrador Lending, LLC (the "Assignee"), a Limited Liability Company organized and existing under the laws of the State of Maryland, with its principal office located at 9608 Labrador Lane, Cockeysville, MD 21030.

WHEREAS, Assignor entered into a certain Land Contract ("Contract") dated 01/13/2016 with Lavelle McClendon as "Purchaser" and Assignor as "Seller" of certain real property whose street address is 2125 Vermont St., Gary, IN 46407 and is more particularly described in Legal Description Exhibit A;

WHEREAS, Assignor desires to assign, transfer, sell and convey to Assignee all of Assignor's right, title and interest in, to and under said Land Contract; and Assignee desires to receive and accept such Assignment and assume all of Assignor's right, title and interest in, to and under said Contract, referenced above; Recorded on 08/15/2016 Instrument #2016055745;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, receipt of which is hereby acknowledged, and in accordance with the terms of the Contract, Assignor and Assignee mutually agree as follows:

1. Assignor hereby assigns, transfer, sells and conveys to Assignee all of Assignor's right, title and interest in, to and under said Contract.

2. Assignee hereby assumes all of Assignor's duties and obligations under said Contract.

Assignee agree to perform all covenants, conditions and obligations required by Assignor under said Contract and agrees to defend, indemnify and hold Assignor harmless from any deficiency or defect in the legality or enforceability if the terms of said Contract.

This Assignment shall be blinding upon Assignor and shall inure to the benefit of Assignee and its successors, heirs and assigns.

~~NO SALES DISCLOSURE NEEDED~~

Orion Financial Group Inc.



MCCLENDON, LAVELLE 18082285

GREYTESTATES/OPD/AOLC

Approved Assessor's Office

By: [Signature]

\$2100
over

\$25000

1584055

[Signature]

255333
FILED
JUN 19 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed as of the day and year first above written.

ASSIGNOR:
Greyt Estates, LLC

Katsiper
Witness

[Signature]
By: Christopher Seveney
Its: Managing Member

[Signature]
Witness

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.

[Signature]
Paola Sandoval

Document is NOT OFFICIAL!

STATE OF Maryland
COUNTY OF Montgomery

This Document is the property of the Lake County Recorder!
ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the foregoing Assignment was acknowledged before me this 18th day of MAR. 2019, 20 by **Christopher Seveney** for **Greyt Estates, LLC** Limited Liability Company organized and existing under the laws of the State of Virginia.

Witness my hand and seal this 18th day of MARCH, 2019.

[Signature]
Notary Public for State of MD
My commission expires: 12/03/20



SHEILA D. MITCHELL
Notary Public, State of Maryland
County of Montgomery
My Commission Expires December 3, 2020