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2020-073453

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

2020 Oct 14 9:28 AM

**ASSIGNMENT OF SELLER'S INTEREST  
IN AGREEMENT FOR DEED (LAND CONTRACT)**

LABRADOR LENDING, LLC having an address of 9805 York Road Suite B, #249, Cockeysville, MD 21030 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers, conveys and set over to WHITON PROPERTY GROUP LLC having an address of 72 MERRIMACK DR, MERRIMACK, NH 03054 ("Assignee"), its successors and assigns, all right, title and interest of Assignor in and to the certain Agreement for Deed/Land Contract described below:

Original Seller: REO LOGIC - INDIANA HOLDINGS LLC

Purchaser (s): LAVELLE MCCLENDON

Date of Agreement For Deed/Land Contract: January 13, 2016

Property Address: 2125 VERMONT ST, GARY, IN 46407

Recorded in State/County: INDIANA, LAKE

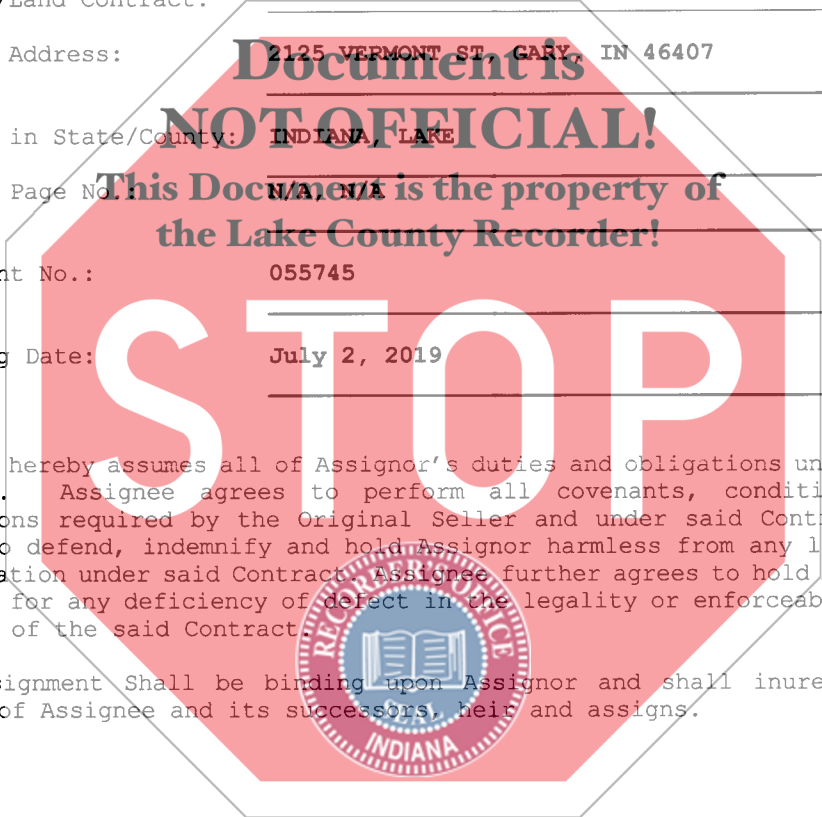
Book and Page No: N/A, N/A

Instrument No.: 055745

Recording Date: July 2, 2019

Assignee hereby assumes all of Assignor's duties and obligations under said Contract. Assignee agrees to perform all covenants, conditions and obligations required by the Original Seller and under said Contract and agrees to defend, indemnify and hold Assignor harmless from any liability or obligation under said Contract. Assignee further agrees to hold Assignor harmless for any deficiency of defect in the legality or enforceability of the term of the said Contract.

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



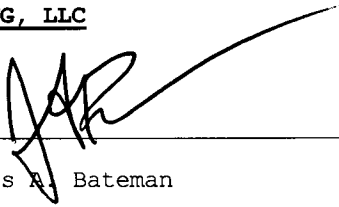
\$251.00  
W/1000  
DB

IN WITNESS WHEREOF, Assignor has caused this deed to be executed this 21<sup>st</sup> day of August, 2020.

ASSIGNOR:

LABRADOR LENDING, LLC

Signature: \_\_\_\_\_

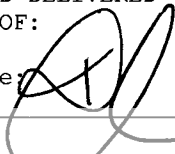


Printed: James A. Bateman

Its: President

SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness Signature: \_\_\_\_\_



Printed: Kelly Ann Champagne

**Document is NOT OFFICIAL!**

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

STATE OF Maryland  
City of Baltimore  
COUNTY OF Baltimore

Victoria D. Horne, Notary

On 08/21/2020 before me, James A. Bateman, Notary Public personally appeared James A. Bateman who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as \_\_\_\_\_, and that by his/her/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 Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria D Horne  
Signature of Notary Public



[NOTARIZATION ON FOLLOWING PAGE]

Baltimore City, Maryland  
Notary Public  
Victoria D Horne  
My Commission Expires 3/29/2022

STATE OF Maryland  
COUNTY OF ESB City Baltimore

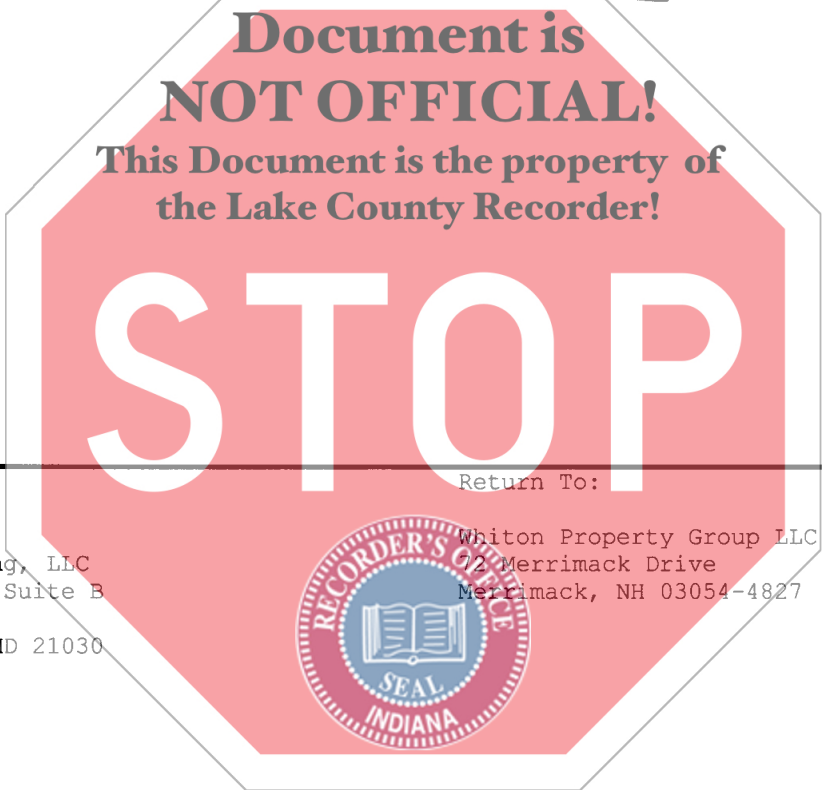
On 08/21/2020 before me, Victoria D. Horne, Notary Public personally appeared Kellyanne Champagne who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Witness Only, and that by his/her/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 Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria D. Horne  
Signature of Notary Public

Baltimore City, Maryland  
Notary Public  
Victoria D Horne  
My Commission Expires 3/29/2022



Prepared By:

Emily Bateman  
Labrador Lending, LLC  
9805 York Road Suite B  
#249  
Cockeysville, MD 21030

Return To:

Whiton Property Group LLC  
62 Merrimack Drive  
Merrimack, NH 03054-4827

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The North one-half (1/2) of Lot 38 in Block 17 and Lot 39 in Block 17 in Ironwood Unit A in the City of Gary, in Lake County, Indiana.

