

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Recording requested by & return this deed to:
C. R. Hall
Orion Financial Group, Inc.
2960 Exchange Blvd., Suite 100
Southlake, TX 76092

Prepared by: Caryn Beougher
Cass Anselino & Associates, LLC
1771 W. Diehl, Suite 120
Naperville, IL 60563

Sand Tax Statements to Grantee:
JAMES R. HOHENBERGER
P.O. Box 796, Schererville IN 46375

2021-543596
12/20/2021 01:18 PM
TOTAL FEES: 25.00
BY: JAS
PG # 3:

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

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SPECIAL WARRANTY DEED

THE GRANTOR: DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1996-1, WITHOUT RECOURSE, EXCEPT AS PROVIDED IN A LOAN SALE AGREEMENT DATED FEBRUARY 1, 1996 whose address is 1600 South Douglass Road, Suite 200-A, Anaheim CA 92806, FOR A VALUABLE CONSIDERATION, in the amount of \$ 16,600.00, in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby CONVEYS and SPECIALLY WARRANTS to JAMES R. HOHENBERGER ("Grantee"), whose address is P.O. Box 796, Schererville IN 46375, all right, title, interest and claim to the following real estate in the County of Lake, State of Indiana with the following legal description:
SEE ATTACHED EXHIBIT A
DEED IS BEING MADE TO CONSUMMATE AN INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE BETWEEN THE PARTIES, DATED 11/01/1995 Parcel ID No.: 45-08-34-258-052.000-004 Property Address: 1038 E 49 A VE, GARY IN 46407
PRIOR DEED RECORDED MARCH 28, 1996 INST# 1996-019805

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.


HOHENBERGER *16183134*

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.
C. R. Hall

IN Lake

7000111961


CMS/WD/ROL.C

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Southlake, TX 76092

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee. Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Executed 11-23-2021
DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1996-1, WITHOUT RECOURSE, EXCEPT AS PROVIDED IN A LOAN SALE AGREEMENT DATED FEBRUARY 1, 1996
By Carrington Mortgage Services, LLC as Attorney In Fact


Elizabeth A. Ostermann
Vice President, Default, SCRA
Carrington Mortgage Services, LLC, Attorney in Fact

The Power of Attorney was filed in Lake County, Indiana on 10/28/2021 in INST# 2021-535369.

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 Wheny Wulandari
On 11/23/21 before me, Wheny Wulandari, Notary Public, personally appeared Elizabeth A. Ostermann, 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/her/their authorized capacity(ies), 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 California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Notary public, Wheny Wulandari
My commission expires: 10.17.25



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.
C. R. Hall
16183134

IN Lake

700011961

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Exhibit A

LOT 110, EXCEPT THE EAST 45 FEET THEREOF, AND THE EAST 42.5 FEET OF LOT 111, FAIRVIEW ADDITION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 24, PAGE 67 LAKE COUNTY, INDIANA.

16183134

Lake County, IN

CMS/WD/ROLC