

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-020341

8:30 AM 2022 Jun 28

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280399160



Mail Tax Statements to:
Renee Podczarwinski
7320 Marshall Street
Merrillville, IN 46410

Parcel ID No.: 45-12-17-308-026.000-030

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 27th day of May, 2022, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and RENEE PODCZERWINSKI, residing at 7320 Marshall Street, Merrillville, IN 46410, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of SEVENTY-TWO THOUSAND and NO/100 (\$72,000.00) DOLLARS 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 the following described real estate located in Lake County, State of IN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7320 Marshall Street, Merrillville, IN 46410

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

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.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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195714
LK
E

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Dated: 05/24/2022

FEDERAL HOME LOAN MORTGAGE CORPORATION
BY: RADIAN SETTLEMENT SERVICES INC., AS ATTORNEY-IN-FACT

**POA Recorded on March 24, 2021 instrument number 2021-025939

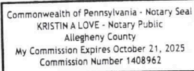
Brian Stultz
Name: Brian Stultz
Title: Closing Agent

State of Indiana
County of Allegheny

This record was acknowledged before me on 21st day of MAY, 2022 by
BRIAN STULTZ as CLOSING AGENT of
FEDERAL HOMELOAN MORTGAGE CORPORATION, BY RADIAN SETTLEMENT SERVICES
INC., AS ATTORNEY-IN-FACT.

[Signature]
Notary Public Signature
Commissioned in Allegheny County

(Seal)



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.

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**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 10, BLOCK 1, INDEPENDENCE HILL 4TH ADDITION, IN THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 26 PAGE 11 IN LAKE COUNTY, INDIANA.

PARCEL ID NUMBER: 45-12-17-308-026.000-030

PROPERTY COMMONLY KNOWN AS: 7320 MARSHALL STREET, MERRILLVILLE, IN 46410

Property of Lake County Recorder