

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526581
06/28/2022 02:05 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

NationalLink - REO
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 200003419/POST SALE

MAIL TAX STATEMENTS TO GRANTEE:

Secretary of Housing and Urban Development
C/O Information Systems Networks Corp.
2000 N Classen Blvd., Suite 110E
Oklahoma City, OK 73106

Parcel ID No.: 45-03-29-355-054.000-024

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of Feb, 2021, by and between PNC BANK, NATIONAL ASSOCIATION, whose address is 3232 Newmark Drive, Miamisburg, OH 45342, hereinafter referred to as Grantor(s) and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS/HER SUCCESSORS AND ASSIGNS, whose address is C/O Information Systems Networks Corp., 2000 N Classen Blvd, Suite 110E, Oklahoma City, OK 73106, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, 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: 4852 WALSH AVE, EAST CHICAGO, IN 46312

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way 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.

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.

see Exhibit "B" certificate

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17 day of Feb, 2021.

PNC BANK, NATIONAL ASSOCIATION

By: Bruce Trowman
Print Name: Bruce Trowman
Title: Authorized Signer

STATE OF Ohio
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Bruce Trowman, the Authorized Signer on behalf of PNC BANK, NATIONAL ASSOCIATION, 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 17 day of February, 2021

Lori A. Wyszog
Notary Public Lori A. Wyszog
Printed Name:
My Commission Expires: 9-23-23
A Resident of Montgomery County, State of Ohio

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.



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State of Ohio)
County of Montgomery) SS

EXECUTED AND DELIVERED in my presence:

Jason D. Holstein
Witness Signature

Jason D. Holstein
Witness Name

Before me, a Notary Public in and for said County and State, this 17 day of Feb, 2021, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Grantor to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires: 9-23-23

Lori A. Wysong
Notary Public

NOTARY SEAL:



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EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LAKE AND STATE OF INDIANA:

LOT 26, BLOCK 25, SUBDIVISION OF THAT PART OF THE WEST 3/7THS (incorrectly shown as "3/7 this" in prior deeds) OF THE SOUTHWEST QUARTER OF SECTION 29, LYING SOUTH OF CHICAGO AVENUE, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2 PAGE 41 IN LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY AS CONVEYED FROM OSCAR MARTINEZ AS SHERIFF OF LAKE COUNTY, STATE OF INDIANA TO PNC BANK, NATIONAL ASSOCIATION, AS DESCRIBED IN INSTRUMENT NO. 2020-022758, DATED 03/06/2020, RECORDED 04/22/2020 AND IN CORRECTIVE SHERIFF'S DEED RECORDED ON 07/07/2020 IN INSTRUMENT NUMBER 2020-042275.

PARCEL ID NUMBER: 45-03-29-355-054.000-024

PROPERTY COMMONLY KNOWN AS: 4852 WALSH AVE, EAST CHICAGO, IN 46312



Exhibit "B"
CERTIFICATE

The undersigned, Ruby Altizer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify:

- (1) that the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on November 18, 2010;
- (2) that the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) that the following non-officer employees of the Bank are each duly designated Authorized Signers of the Bank:

Jason Cogar
Jonathan Colwell
Amber Berlin Combs
Lisa Donahue
Jean Flohre
Amy Foston
Jayme Gorsuch
Brian Guffey
Jill Hancock
Lynn Helstad
Rhonda Hobson
Matthew Kick
Sharon Lynch
Shirin Mancham
Alisha Massie

Josh McGuire
Marcia A. Nourse
Donna F. Pennington
Betty Rhoades
Crystal L. Richardson
Jetawn Ruggs
Jessica M. Sannan
Mary Schurig
Nicole Sessions
Shaton Smith
Lisa Templeton
Bruce Trowman
Carla Walker
Helen Wiegand
Susan Williams

Excerpt from By-Laws of PNC Bank, National Association

"Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

Member of The PNC Financial Services Group

One PNC Plaza 269 Fifth Avenue Pittsburgh Pennsylvania 15222 2707

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Board Resolutions Adopted November 18, 2010

RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

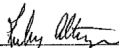
RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

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RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 17th day of October, 2012.



Ruby Altizer

