

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-531788
08/02/2022 02:37 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

INDIANA SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, Grantor conveys to Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantee, whose mailing address is Granite Park VII, 5600 Granite Pkwy, Plano, TX 75024, in consideration of the sum of \$170,000.00, the receipt of which is hereby acknowledged, on sale made by virtue of a degree judgment, issued from Superior Court of Lake, in the State of Indiana, on the 3rd of December, 2021, pursuant to the laws of said State, in Cause Number: 45D01-1909-MF-000946, wherein LoanCare, LLC, was the Plaintiff, and Neron Shelton, et al., were the Defendants, in consideration of said sum aforesaid, the following described real estate in Gary, Indiana, to-wit:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, 250 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, 200 FEET; THENCE WEST AT RIGHT ANGLES THERETO 77.8 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, 385.04 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 182.88 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 32; THENCE SOUTH, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

SUBJECT TO ALL SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Parcel #: 45-08-32-102-001.000-001

Commonly known as: 3050 W 47th Avenue, Gary, IN 46408

Grantee's mailing address: Granite Park VII, 5600 Granite Pkwy, Plano, TX 75024

Tax mailing address: Granite Park VII, 5600 Granite Pkwy, Plano, TX 75024

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.



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IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 1 day of July, 2022.

STATE OF INDIANA

IN THE OFFICE OF LAKE COUNTY SHERIFF

SS:

LAKE COUNTY

Sheriff: _____

Oscar Martinez

On the 1 day of July, 2022, personally appeared Oscar Martinez in capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Signature: _____

Nikki Mariman
Notary Public - State of Indiana
Lake County
My Commission Expires 04/18/2026

Printed: _____, Notary Public, a resident of Lake County, Indiana.

My Commission Expires: _____

This Document was prepared by:

Joel F. Bornkamp (27410-49),
Reisenfeld & Associates LLC
3962 Red Bank Road, Cincinnati, OH 45227

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. - Joel F. Bornkamp (27410-49)

Grantor's tax mailing address: Granite Park VII, 5600 Granite Pkwy, Plano, TX 75024

Parcel #: 45-08-32-102-001.000-001

18-07442-1

