

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 27 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502655
01/27/2023 09:54 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 10 day of January, 2023, between **Bungalow Properties IV, LLC** by **SN Servicing Corporation** its **Attorney in Fact**, whose mailing address is **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **Raudel Hernandez**, whose address will be **1176 Matthews Street, Gary, Indiana, 46404**, the Grantee, for and in consideration of the sum **Thirty-Five Thousand and 00/100 Dollars (\$35,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY unto the Grantee, all the following described real estate, situated in the County of **Lake** and State of **Indiana** known and described as follows, to wit:

Lot 22, Block 4, Gary Guild Subdivision, in the City of Gary, as shown in Plat Book 18, page 33, Lake County, Indiana.

Parcel No: **45-07-12-276-030.000-004**

Address of the Real Estate: **1176 Matthews Street, Gary, Indiana, 46404**

Together with all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the same unto said the Grantee, its heirs and assigns, in fee simple forever.

And the part of the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND** as to matters of title. The Grantor certifies that the Grantor does not know of any wells on the described real property.

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IN WITNESS WHEREOF, said the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President, the day and year first above written.

Bungalow Properties IV, LLC by SN Servicing Corporation its Attorney in Fact

By: [Signature]

Print Name: Allison Holland

Title: Executive Vice President

STATE OF: CALIFORNIA)
) SS:
COUNTY OF: HUMBOLDT)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2022,
Please see the attached California notarial certificate.

Thank you.
Notary Public

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.

[Signature]
BY: Deborah Custe Loe-Agevat

Mail Tax Statements To:
Raudel Hernandez
1176 Matthews Street, Gary, IN 46404

Grantee Address and When Recorded Mail To:
Raudel Hernandez
1176 Matthews Street, Gary, IN 46404

This instrument was prepared by:
Monika Siwik
In Rem REO Services, Inc.
3435-3447 N. Lincoln Ave.
Chicago, IL 60657
Phone: 773-549-1000

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CALIFORNIA ACKNOWLEDGEMENT

Attached to and made a part of: Special Warranty Deed

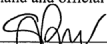
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On JAN 10 2023 before me, G. BRADY Notary Public,
Personally appeared ALLISON HOLLAND, who proved to me on the basis
of satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by
his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature  (SEAL)

Name: G. BRADY

