

# NOT AN OFFICIAL DOCUMENT

2024-504500  
01/13/2024 03:20 PM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 13 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

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**Grantor**

Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019  
520-808654

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**Grantee**

Frederick Jacob Williams  
145 N. Union Street  
Hobert, IN 46342

## SPECIAL WARRANTY DEED

THIS INDENTURE, WITNESSETH, that NATIONSTAR MORTGAGE LLC DBA MR. COOPER, of Denton in the State of Texas, hereinafter referred to as "Grantor", hereby

### CONVEYS AND WARRANTS

to FREDERICK JACOB WILLIAMS, a single person, in fee simple, of the County of Lake, in the State of Indiana, hereinafter referred to as "Grantee", for the sum of Sixty-Five Thousand and 00/100 Dollars, (\$65,000.00), the following described REAL ESTATE in the County of Lake, in the State of Indiana, to-wit:

The West 3 feet of Lot 2, all of Lot 3 and the East 19 feet of Lot 4 in Block 7 in 7th Addition to New Chicago, as per plat thereof, recorded in Plat Book 7 Page 30, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed unto Nationstar Mortgage LLC d/b/a Mr. Cooper, by Deed dated September 2, 2022 and recorded September 23, 2022, as Instrument No. 2022-034401, in the Office of the County Recorder of Lake County, State of Indiana.

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THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging. Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title in the Grantees against all claims arising by, through or under Grantor, and no others.

Subject to real estate taxes not delinquent.

EXECUTED, this 24 day of January, 20 24.

NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER

By: 

Name: Victor Muner

Title: Assistant Secretary

STATE OF TEXAS, DENTON County; ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Victor Muner as Assistant Secretary of NATIONSTAR MORTGAGE LLC DBA MR. COOPER, in his/her full and authorized capacity on behalf of said company, who acknowledged the execution of the foregoing SPECIAL WARRANTY DEED and who being duly sworn stated that the representations therein contained are true.

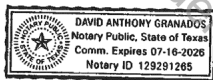
Witness my hand and seal, this 24 day of January, 20 24.

  
Notary Public

David Anthony Granados  
Print Name

Resident of Dallas County

My Commission expires: 07-16-2026



# NOT AN OFFICIAL DOCUMENT

This instrument prepared by: Andrea S. Ewan, Attorney-at-Law, Ewan Law Office, 210 W. High St., Lawrenceburg, IN 47025

Return to: Covius Settlement Services, LLC, 2001 NE 46th Street, STE 25, Kansas City, MO 64116

Reference Number: 520-808654

Mail Tax Statements to: Frederick Jacob Williams, 145 N. Union Street, Hobart, IN 46342

Tax ID: 45-09-19-186-008.000-022

## AFFIRMATION STATEMENT

*I affirm, under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.*



Print or Type Name

Property of Lake County Recorder