

NOT AN OFFICIAL DOCUMENT

2/22/2024 5:59:17
03/21/2024 1:20 PM
TOTAL FEE: \$5.00
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

Mar 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

After recording return to:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 343257

Mail Tax Statements to:
Marcus Gena
20051 South Graceland Lane
Frankfort, IL 60423

Parcel ID No.: 45-07-35-131-016.000-006

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 19th day of MARCH, 2024, by and between **CASCADE FUNDING MORTGAGE TRUST H88**, whose address is 14405 Walters Road Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **MARCUS GENA**, whose address is 20051 South Graceland Lane Frankfort, IL 60423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thirty Two Thousand Three Hundred and 00/100 Dollars (\$132,300.00), cash in hand paid, 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 Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 734 North Indiana Avenue, Griffith, IN 46319

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.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 19 day of MARCH, 20 24.

PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB8

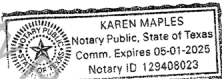
By: *Tawana Maxwell*
Print Name: TAWANA MAXWELL
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

I, a Notary Public, in and for said County in said State, hereby certify that TAWANA MAXWELL whose name as AUTH SIGNER of **PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB8** is signed to the foregoing instrument or conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such AUTH SIGNER and with full authority, executed the same voluntarily for and as the act of said **Cascade Funding Mortgage Trust HB8**.

Given under my hand this the 19 day of MARCH, 20 24.

Karen Maples
Notary Public
Printed Name: KAREN MAPLES
My Commission Expires: 05/01/2025
A Resident of HARRIS County, State of TEXAS



Prepared by:
Ryan P. Worden, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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 FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, TO-WIT:

THE NORTH 22 1/2 FEET OF LOT 29 AND THE SOUTH 27 1/2 FEET OF LOT 30, BLOCK 7, INDUSTRIAL CENTER SUBDIVISION, RECORDED IN PLAT BOOK 17, PAGE 13C PUBLIC RECORDS OF LAKE COUNTY, INDIANA, IN THE TOWN OF GRIFFITH.

APN: 45-07-35-131-016.000-006

BEING THE SAME PROPERTY CONVEYED TO CASCADE FUNDING MORTGAGE TRUST HB8 BY VIRTUE OF THAT SHERIFF'S DEED FROM OSCAR MARTINEZ, SHERIFF OF LAKE COUNTY, INDIANA RECORDED 01/16/2024 IN DOCUMENT NO. 2024-001139, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

Property commonly known as: 734 North Indiana Avenue, Griffith, IN 46319