

# NOT AN OFFICIAL DOCUMENT

2024-11361  
04/30/2024 11:12 AM  
TOTAL FEES: 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

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

This instrument is being re-recorded to  
follow proper chain of title.

2024-505042  
02/20/2024 12:20 PM  
TOTAL FEES: 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 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

State of Indiana

FHA Case No: 156-426791

## SPECIAL WARRANTY DEED

THIS INSTRUMENT WITNESSETH: The Secretary of Housing and Urban Development, or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to Robert L. Moss

(hereinafter called "Grantee") for and in consideration of Two Hundred Twenty Five Thousand, Two Hundred (225,200) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in the State of Indiana, County of (Lake), to-wit:

See Exhibit "A"

Parcel Number: 45-11-20-178-019-000-032

Property Address: 8072 Northoote Ct., Dyer, IN 46311

Tax Mailing Address: 2690 Southwind Dr., New Lenox, IL 60451

Grantee Address: 2690 Southwind Dr., New Lenox, IL 60451

THIS DEED IS NOT TO BE EFFECTIVE UNTIL 2/13/24

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 353) et. seq.).

SUBJECT to all easements, restrictions, reservations, encumbrances, conditions and rights appearing of record, and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under the Delegation of Authority published at 77 Fed. Reg. 37232, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgment: February 13, 2024

  
Robert L. Moss

FIDELITY NATIONAL TITLE  
FNW2400091

No Sales Disclosure Needed  
Apr 29 2024  
By: FGR  
Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

Witness: Krista Jewell  
Imanika  
Signer

Secretary of Housing and Urban Development  
By: Alfreda Mayes  
Printed Name: Alfreda Mayes  
Secretary of Housing and Urban Development  
Manager

STATE OF Georgia )  
COUNTY OF Fulton )

I, Alfreda Mayes, the undersigned, a Notary Public in and for said county and state, personally appeared Imanika, a Designated Signatory for Rainet and Company, LLC, Authorized Agent of the U.S. Department of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of Feb. 13, 24 by virtue of the authority vested in him/her under the Delegation of Authority published at 77 Fed. Reg. 57222, Page 57228 (June 20, 2012), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

Witnessed my hand and official seal, this 9 day of Feb, 2024.



Machille Redmond  
NOTARY PUBLIC

09/09/2027  
Commission Expires: Cobb

Grantor's Tax Mailing Address: 2690 Southwind Dr., New Lenox, IL 60451

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. (Rose Kachigae)

This instrument was prepared by: Timothy R. Kuiper  
Auntgen, Kuiper Jamalis, PC  
130 N. Main St.  
Crown Point, IN 46307

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-11-20-178-019.000-032

THAT PART OF LOT 6 IN ASPEN TRAIL, AN ADDITION TO LAKE COUNTY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89 PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM THAT PART OF LOT 6 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6: THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 198.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 23.38 FEET TO A POINT; THENCE NORTH 31 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 159.73 FEET TO A POINT; THENCE NORTH 67 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 56.89 FEET TO A POINT ON THE NORTHEASTERLY CURVED LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 81.82 FEET, A CHORD LENGTH OF 77.24 FEET AND A CHORD BEARING OF SOUTH 56 DEGREES 21 MINUTES 11 SECONDS EAST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 139.66 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (07/01/2021)

