

NOT AN OFFICIAL DOCUMENT

2024-1152
04/30/2024 01:32 PM
TOTAL FEE: 25.00
BY: JAS
PG #: 2
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 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

(Top [X] inches reserved for recording data)

SPECIAL WARRANTY DEED

(Indiana)

THIS INDENTURE made this 28 day of MARCH, 2024, WITNESSETH, that MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to BRANDON WILLIAMS, SINGLE of 4132 PIERCE STREET, GARY, IN 46408, for and in consideration of Forty-Eight Thousand and 00/100 Dollars (\$48,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE in the State of Indiana, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, CITY OF GARY STATE OF INDIANA AND IS DESCRIBED AS FOLLOWS:

LOT 2, EXCEPT THE NORTH 80 FEET THEREOF, BLOCK 1, SECOND SUBDIVISION TO OAKINGTON PARK, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 11, PAGE 32, LAKE COUNTY, INDIANA.

THIS BEING THE SAME PROPERTY CONVEYED TO MORTGAGE ASSETS MANAGEMENT, LLC FROM OSCAR MARTINEZ, AS SHERIFF OF LAKE COUNTY IN A DEED DATED FEBRUARY 02, 2024 AND RECORDED FEBRUARY 08, 2024 AS INSTRUMENT NO. 2024-005950.

APN: 45-08-28-304-018.000-004

PROPERTY ADDRESS: 4132 PIERCE STREET, GARY, IN 46408

This instrument was prepared without the benefit of a title examination.

Grantor's Tax Mailing Address is: BRANDON WILLIAMS, 4132 PIERCE STREET, GARY, IN 46408

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the real estate above unto Grantee(s), heirs, successors and assigns to WARRANT and FOREVER DEFEND all and singular the real estate unto Grantee(s), heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

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IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 28 day of MARCH 2024.

MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. by **PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES**, as attorney in fact


By: TAWANA MAXWELL

Its: AUTH SIGNER

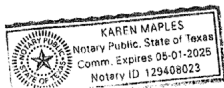
State of TEXAS)


County of HARRIS)SS.

Before me, a Notary Public in and for said County and State, personally appeared TAWANA MAXWELL as the AUTH SIGNER of **PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES**, as attorney in fact for **MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.**, who acknowledged the execution of the foregoing deed as the free act and deed of the grantor herein.

WITNESS my hand and Notarial Seal this 28 day of MARCH 2024.

(SEAL.)





NOTARY PUBLIC
PRINTED NAME: KAREN MAPLES
MY COMMISSION EXPIRES: 05/01/2025

This Instrument Prepared By:

JOHN H PAPASTRAT IN Bar No. 35913-49
a/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

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. JOHN H PAPASTRAT IN Bar No. 35913-49

Recordation Requested By/Return to:

TITLEMAX
88 SILVA LANE
MIDDLETOWN, RI 02842
File No. REM-REO-290285