

NOT AN OFFICIAL DOCUMENT

2024-03-5498
08/11/2024 11:24 AM
TOTAL FEE: \$51.00
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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

TCE-348189-IN

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Flagstar Bank, N.A.**, hereinafter referred to as "Grantor", with an address of 425 South Financial Place, Suite 2000, Chicago, IL 60605, do hereby grant, bargain, sell, convey and confirm unto **Ohana Dreams LLC**, hereinafter "Grantees", with an address of 405 Fairview Ave, Crown Point, IN 46307, the following lands and property, together with all improvements located thereon, lying in the **City of Crown Point, County of Lake, State of Indiana**, to-wit:

See attached Exhibit "A"

also known by street and number: 3721 W 133rd Ave, Crown Point, IN 46307

Parcel ID #: 45-16-30-201-001.000-041

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed recorded 03/19/2024 in the Official Records of Lake County, as Instrument # 2024-008352.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee(s), and unto the heirs, administrators, successors or assigns of the Grantee's forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Grantee(s) assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

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WITNESS Grantor's hand this 25 day of July 2024.

Flagstar Bank, N.A.,

By: Fay Servicing, LLC, as Attorney-in-Fact
Power of Attorney recorded concurrently herewith.

By: 

Name: Michael Brooks

Title: REO Closing Coordinator

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 25 day of July, 2024, before me by means of physical presence or online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free voluntary act and deed of said Flagstar Bank, N.A., By Fay Servicing LLC, **Attorney-in-Fact**, for the uses and purposes therein set forth.

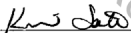
Given under my hand and seal the day and year last above written.


Notary Public Cristal M. Ortiz Perez

My Commission Expires: 11/9/25



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
Kim Tate
Print Name

This instrument prepared by: Dax Junker, Attorney-at-Law, Title Clearing & Escrow, LLC, 6102 S. Memorial Dr., Tulsa, OK 74133

After Recording Return to: Title Clearing & Escrow, LLC, 6102 S. Memorial Dr, Tulsa, OK 74133

Send tax bills to: Ohana Dreams LLC, 405 Fairview Ave, Crown Point, IN 46307

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EXHIBIT "A"

The following legally described real estate in Lake County, in the State of Indiana:

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY INDIANA.

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH IS 27 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30, AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF THE PRIVATE ROADWAY A DISTANCE OF 348.30 FEET TO AN IRON PIPE 22.27 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 472.75 FEET TO AN IRON PIPE WHICH IS 348.30 FEET SOUTHERLY OF A POINT ON THE NORTH LINE OF SECTION 30 WHICH 472.75 FEET TO WEST OF THE POINT OF BEGINNING; THENCE NORTH 348.30 FEET TO THE NORTH LINE OF SAID NORTH HAF OF SAID NORTHEAST QUARTER WHICH IS 472.75 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 472.75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED TO FLAGSTAR BANK, N.A. FROM OSCAR MARTINEZ, SHERIFF OF LAKE COUNTY BY THAT DEED DATED AND RECORDED 03/19/2024 IN INSTRUMENT NUMBER : 2024-008352 IN THE LAKE COUNTY RECORDS.

PARCEL ID(S): 45-16-30-201-001.000-041

Commonly known as : 3721 W 133rd Ave, Crown Point, IN 46307

TCE-348189-IN