

# NOT AN OFFICIAL DOCUMENT

02-500-76  
07/23/2024 11:16 AM  
LOCAL FEES: \$5.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## NON-TAXABLE

Oct 22 2024

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

File No: 240135844

After Recording, Send to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

Send Tax Bills to: **Secretary of Housing and Urban Development, their successors and assigns, C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106**

Parcel Number: 45-09-16-156-010.000-021

### SPECIAL WARRANTY DEED

PLANET HOME LENDING, LLC, ("Grantor"), of 321 Research Pkwy Ste 303, Meriden, CT 06450, for and in the consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Secretary of Housing and Urban Development, their successors and assigns, ("Grantee")**, whose tax mailing address is **C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106**, the following described real estate:

LOT NUMBERED 9 AS SHOWN ON THE RECORDED PLAT OF TOWN HALL SQUARE ADDITION TO EAST GARY, CITY OF LAKE STATION RECORDED IN PLAT BOOK 27, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address is: 3840 SAINT JOSEPH CT., LAKE STATION, IN 46405

Prior deed recorded at Instrument No. 2024-008346

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Property of Lake County Recorder

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IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of April, 2024 :

PLANET HOME LENDING, LLC

By: *Thomas O'Connell*

Name: Thomas O'Connell

Its: Sr. Vice President

STATE OF Connecticut )  
COUNTY OF New Haven ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas O'Connell the Sr. Vice president of PLANET HOME LENDING, LLC who acknowledged the execution of the foregoing instrument on the date aforesaid to be his/her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 15th day of April, 2024 .

Notary Public's Signature: *Dinelines Perez Munoz*

Notary Public's Printed Name: Dinelines Mariel Perez Munoz

**DINELIES MARIEL PEREZ MUNOZ**  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires  
October 31, 2025

Notary Public's commission number SNPC.0182181

My commission expires: October 31, 2025

I reside or am employed in New Haven County.

Seal

Prepared by: Layne Marino, Esq., Indiana Bar No. 35977-45, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

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. **Layne Marino, Esq.**

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.



Publicity of State County Recorder