

NOT AN OFFICIAL DOCUMENT

024-531656
10/25/2024 01:23 PM
TOTAL FEES: 25.00
BY: MA
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

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

File No: IN2404345R

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Send Tax Bills to: **Rogelio Hernandez Plata and Rosalva Peralta, 2095 Vanderburg St, Lake Station, IN 46405**

Parcel Number: 45-09-09-457-002.000-021

SPECIAL WARRANTY DEED

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, ("Grantor"), of C/O Hudson Homes Management LLC, 4849 Greenville Avenue Suite 500, Dallas, TX 75206, for and in the consideration of \$97,900.00 (Ninety Seven Thousand Nine Hundred 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 **Rogelio Hernandez Plata and Rosalva Peralta**, ("Grantee"), whose tax mailing address is **2095 Vanderburg St, Lake Station, IN 46405**, the following described real estate situated in the County of Lake, State of Indiana:

LOT 1 IN OLD ORCHARD, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address is: 2095 Vanderburg St, Lake Station, IN 46405

Prior deed recorded at **Instrument No. 2016 079490**

Grantor makes no representations or warranties, of any kind or nature

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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.

County of Lake County Recorder

