

2024-140375
11/25/24 11:01 AM
TOTAL FEES: \$5.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

File No: IN2404868R

After Recording, Send to:
Nwi Real Estate Pro LLC
7581 Murrelet St
Hobart, IN 46342

Send Tax Bills to: **Nwi Real Estate Pro llc, 7581 Murrelet St, Hobart, IN 46342**

Parcel Number: 45-12-19-276-007.000-030

SPECIAL WARRANTY DEED

Lakeview Loan Servicing, LLC, ("Grantor"), of 8950 Cypress Walters Boulevard, Coppell, TX 75019, for and in the consideration of \$140,910.00 (One Hundred Forty Thousand Nine Hundred 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 Nwi Real Estate Pro llc, ("Grantee"), whose tax mailing address is 7581 Murrelet St, Hobart, IN 46342, the following described real estate:

LOT 206 IN LINCOLN GARDENS THIRD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35 PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address is: 7940 JENNINGS PL, Merrillville, IN 46410

Prior deed recorded at **Instrument No. 2024-029126**

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.

Property Address is: 7940 JENNINGS PL, Merrillville, IN 46410

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Greater Indiana Title Company

IN 19740

NOT AN OFFICIAL DOCUMENT

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.

NOT AN OFFICIAL DOCUMENT

Property of Lake County Recorder

Property Address is: 7940 JENNINGS PL, Merrillville, IN 46410
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