NOT AN OFFICIAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

LAKE COUNTY AUDITOR

RECORDED AS PRESENTED

RECORDER

Nov 22 2024 BDD PEGGY HOLINGA-KATONA

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 IIc, 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 IIc, ("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 Page 1 of 4

> > Buspyer Indiana Title Company

IN018740

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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.

will warrant and defend the title against the lawlor was a moder or through Grantor, but against no other.

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	IN WITNESS WHEREOF, Grantor has executed this deed this 2th day of November 20 24:
/	Lakeview toan Servicing, LLC, By: Flagstar Bank NA, AS ATTORNEY IN FACT By:
	PARTING CONTROL
	Its: DANAING OFFICER STATE OF MICHIGAN
	COUNTY OF OAKLAND ) SS:
	Before me, a Notary Public in and for said County and State, personally appeared the BANKING OFFICER
	of Flagstar Bank NA as Attorney in Fact for Lakeview Loan Servicing, 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 8th day of November 2024.
	Notary Public's Signature:
	Notary Public's Printed Name: Ka Sinwongsa
	Notary Public's commission number
	My commission expires: OCTOBER 1, 2028
	Treside or am employed in OAKLAND County. KASIMIONISSA NOTARY PUBLIS STATEGEM COUNTY OF MICHINE
	Seal MY COMMITTOR MACHINES Od 1, 2028 ACTING INCOUNTY OF OAK! AND

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.

Property Address is: 7940 JENNINGS PL, Merrillville, IN 46410 Page 3 of 4

## NOT AN OFFICIAL DOCUMENT

Property of lake County Recorder

Property Address is: 7940 JENNINGS PL, Merrillville, IN 46410 Page 4 of 4