

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 012421

2006 FEB 15 AM 11:58

MICHAEL A. BROWN
RECORDER

MAIL TAX BILLS TO:
Ameriquist Mortgage Co.
505 City Parkway West, Suite 100
Orange, CA 92868-4509

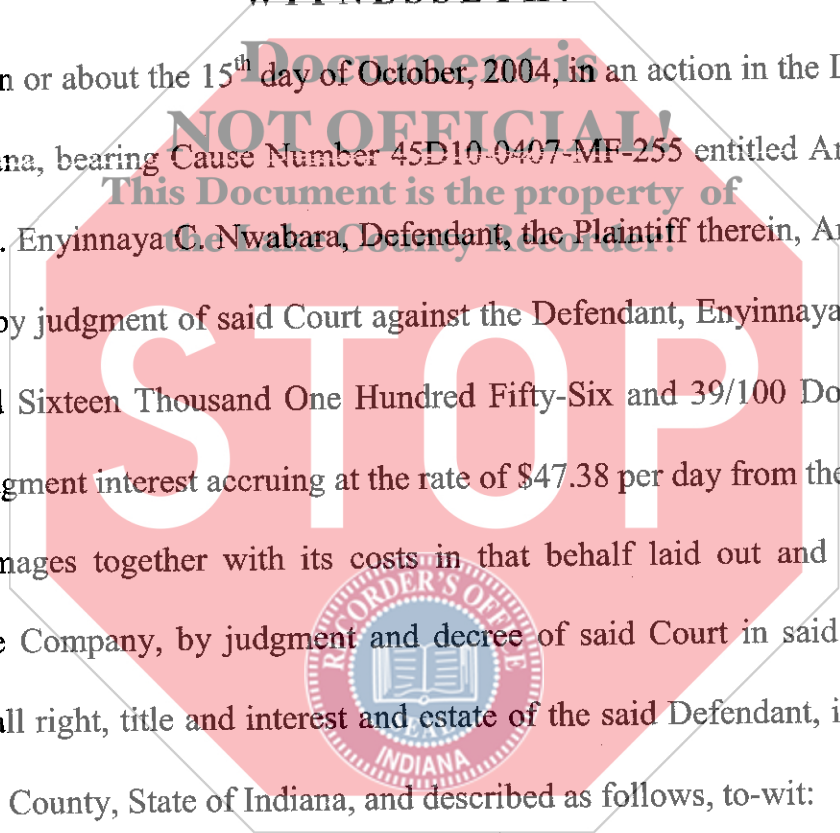
SHERIFF'S DEED ON DECREE

26100286C

This indenture made this 4th day of February, 2005, by and between **ROGELIO "ROY" DOMINGUEZ**, Sheriff of Lake County, Indiana, as First Party, and **AMERIQUEST MORTGAGE COMPANY**, as Second Party.

WITNESSETH:

WHEREAS, on or about the 15th day of October, 2004, in an action in the Lake Superior Court of Lake County, Indiana, bearing Cause Number 45D10-0407-MF-255 entitled Ameriquist Mortgage Company, Plaintiff vs. Enyinnaya C. Nwabara, Defendant, the Plaintiff therein, Ameriquist Mortgage Company, recovered by judgment of said Court against the Defendant, Enyinnaya C. Nwabara, in the sum of Two Hundred Sixteen Thousand One Hundred Fifty-Six and 39/100 Dollars (\$216,156.39), together with post-judgment interest accruing at the rate of \$47.38 per day from the date of the entry of judgment, for its damages together with its costs in that behalf laid out and expended, and said Ameriquist Mortgage Company, by judgment and decree of said Court in said action, obtained an order for the sale of all right, title and interest and estate of the said Defendant, in and to certain real estate located in Lake County, State of Indiana, and described as follows, to-wit:



Hold For: Precise



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

Investors Titlecorp
8910 Purdue Road, Suite 150
Indianapolis, IN 46268
(317) 870-2250
Fax (317) 870-2260

FEB 15 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

003313

Handwritten notes: '00 300', '22', 'V45402', and a signature.

Lot 215 Robert Bartlett's Marquette Park Estates, in the City of Gary, as shown in Plat Book 27, page 29, in Lake County, Indiana.

More commonly known as 631 Shelby Street, Gary, Indiana 46403

Parcel No. 25-41-249-1

all without relief whatever from valuation and appraisal laws as by the record thereof remaining in said Court more fully appears; and

WHEREAS, afterwards, to-wit, on or about the 22nd day of October, 2004, a copy of said judgment and decree was duly issued under the seal of said Court, attested to by the Clerk thereof, directed to the Sheriff of Lake County, Indiana, commanding him that after due and legal notice of the time and place of selling of the same, he should sell the real estate above-described with all right, title, interest and estate of the said Defendant, Enyinnaya C. Nwabara, according to the terms of said decree to pay and satisfy the judgment aforesaid in favor of said Ameriquest Mortgage Company, with the interest and costs thereon; that he should in like manner also pay all accruing costs thereon and make due return of said writ to the Clerk's Office within ninety (90) days from the date of the same; and

WHEREAS, said copy of judgment and order of sale on the 28th day of October, 2004, came into the hands of Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, to be executed and said Rogelio "Roy" Dominguez, as Sheriff aforesaid, having duly advertised the same, did, on the 4th day of February, 2005, at the Lake County Sheriff's Office, in the City of Crown Point, Lake County, Indiana, at 10:00 a.m., offer for sale at public auction the fee simple title to the said real estate hereinbefore described, and Ameriquest Mortgage Company, did then and there bid the sum of Two Hundred Thirty-Five Thousand Five Hundred Seven and 78/100 Dollars (\$235,507.78), and no person bidding more, said real estate was in due form openly struck off and sold to Ameriquest Mortgage Company for the sum of Two Hundred Thirty-Five Thousand Five Hundred Seven and 78/100 Dollars (\$235,507.78), it being the highest bidder and that being the highest price bid for said real estate.

NOW, THEREFORE, to confirm to said Ameriquest Mortgage Company, the sale so made as aforesaid, said Rogelio "Roy" Dominguez, as Sheriff aforesaid, in consideration of the sum of Two Hundred Thirty-Five Thousand Five Hundred Seven and 78/100 Dollars (\$235,507.78), to him in hand paid by said Ameriquest Mortgage Company, has granted, bargained and sold and does by these presents grant, bargain, sell and convey and confirm to said Ameriquest Mortgage Company, its successors and assigns forever in fee simple all of the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

Lot 215 Robert Bartlett's Marquette Park Estates, in the City of Gary, as shown in Plat Book 27, page 29, in Lake County, Indiana.

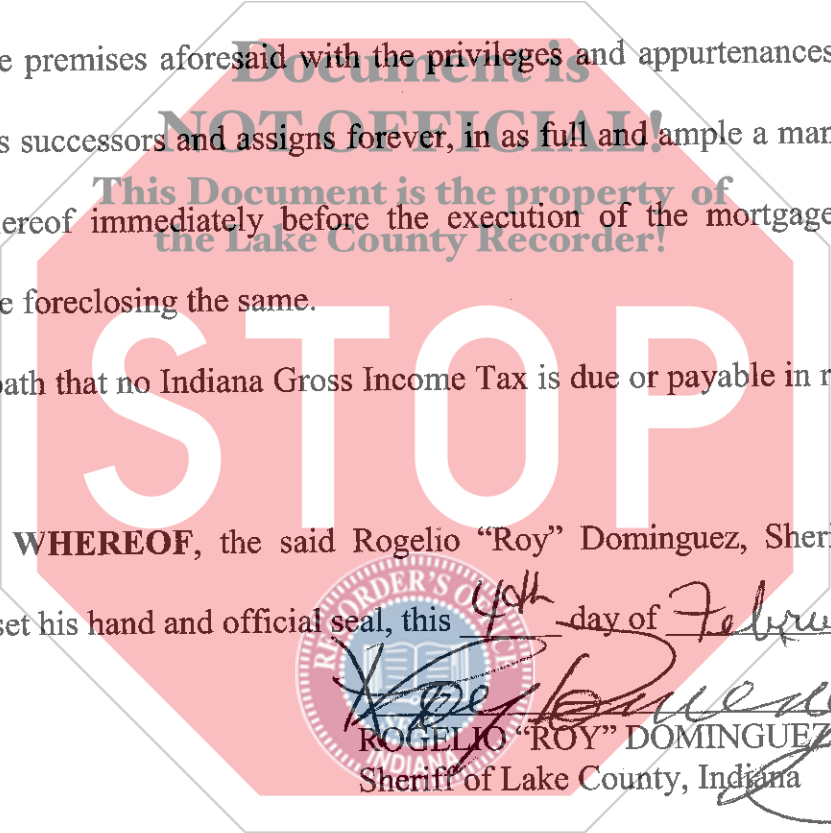
More commonly known as 631 Shelby Street, Gary, Indiana 46403

Parcel No. 25-41-249-1

to have and to hold the premises aforesaid with the privileges and appurtenances to said Ameriquest Mortgage Company, its successors and assigns forever, in as full and ample a manner as the same was held by the owner thereof immediately before the execution of the mortgage of said Defendant described in said decree foreclosing the same.

I certify under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

IN WITNESS WHEREOF, the said Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, has hereunto set his hand and official seal, this 4th day of February, 2005:



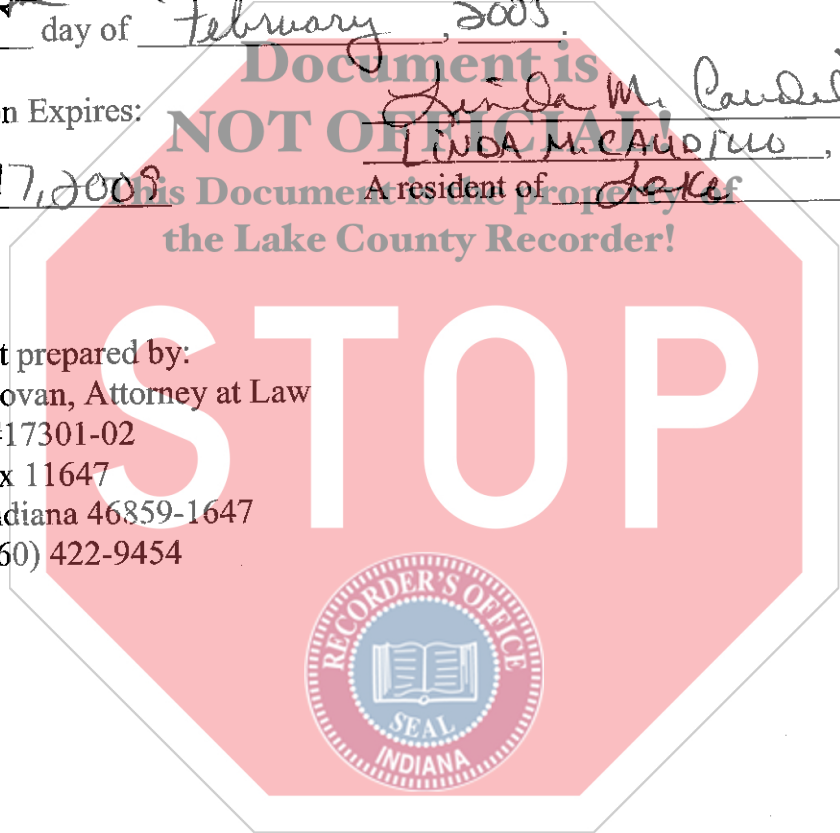
[Signature]
ROGELIO "ROY" DOMINGUEZ
Sheriff of Lake County, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 4th day of February, 2005.

My Commission Expires: August 17, 2008
Linda M. Caudillo
LINDA M. CAUDILLO, Notary Public
A resident of Lake County, IN

This instrument prepared by:
J. Rickard Donovan, Attorney at Law
Attorney I.D. #17301-02
Post Office Box 11647
Fort Wayne, Indiana 46859-1647
Telephone: (260) 422-9454



DECLARATION

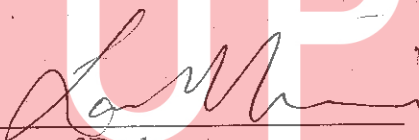
This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:


1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true:

Date: 1/11/04



Signature of Declarant


Len Whiserand

Printed Name of Declarant