

J

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 067455

2008 SEP 29 AM 9:22

MICHAEL A. BROWN
RECORDER

Tax I.D. No. 03-07-0180-0002

45-15-12-376-002.000-041

Mail Tax Bills To:
First Federal Savings & Loan Association of Hammond
130 Rimbach Street
Hammond, IN 46320
GRANTEES ADDRESS

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSES, that Frankie Stubblefield ("Grantor"), CONVEYS AND WARRANTS to First Federal Savings and Loan Association of Hammond ("Grantee"), for the consideration stated below, the receipt and sufficiency of which is hereby acknowledged, certain real estate situated in Lake County, Indiana, such real estate being more particularly described below:

Lot 2, except the North 50 feet thereof, and except the West 330 feet thereof, in Oak Knoll Acres, as per plat thereof, recorded in Plat Book 24 page 56, in the Office of the Recorder of Lake County, Indiana. (Commonly known as 11508 Burr Street, Crown Point, IN 46307)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future be part of the real estate described above (the "Real Estate").

This conveyance of the Real Estate is subject to: (i) the lien of all taxes and assessments (ii) all easements, highways, rights-of-way, covenants, conditions and restrictions of record, (iii) the state of facts that would be disclosed by an accurate survey and physical inspection of the Real Estate, and (iv) the rights of all tenants in possession of the said Real Estate.

This deed is an absolute conveyance, Grantor having sold said Real Estate to Grantee for a fair and adequate consideration such consideration, being full satisfaction of all obligations of Grantor secured by that certain Mortgage, recorded on the 26th day of August, 2005, in the Office of the Recorder of Lake County, Indiana as Instrument No. 2005-072993; provided, however, that Grantor and Grantee expressly agree and intend that this conveyance shall not effect nor be considered to effect a merger of the lien of said mortgage into the fee simple title hereby acquired by the Grantee, but rather said Mortgage shall continue to be a valid and existing first lien upon the Real Estate and shall remain in full force and affect in favor of Grantee as against all persons other than Grantor who may claim any right or interest in said Real Estate until such time as Grantee shall record a written instrument releasing such mortgage.

Chicago Title Insurance Company

620084164

1

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 26 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
CTIC has made an accommodation
recording of the instrument

\$19
nd
CT

015223

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to said Real Estate.

IN WITNESS WHEREOF, Grantor has caused the execution of this deed this 28th day of ~~July~~ ^{August}, 2008.

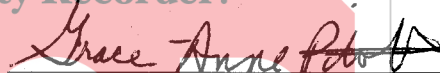

FRANKIE STUBBLEFIELD

~~STATE OF _____)~~
~~COUNTY OF _____)~~) SS REPUBLIC OF GHANA
CITY OF ACCRA
EMBASSY OF THE UNITED STATES OF AMERICA

Before me, a Notary Public in and for said County and State, personally appeared FRANKIE STUBBLEFIELD and acknowledged the execution of the foregoing instrument who, having been duly sworn, stated that any representations contained therein are true and correct.

Witness my hand and Notarial Seal this _____ day of July, 2008. AUG 28 2008




(signature) Grace-Anne Pilotte
Consular Associate
(printed name) Notary Public

My Commission Expires:
"COMMISSION INDEFINITE"

County of Residence:
AMERICAN EMBASSY
ACCRA, GHANA

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 (Jeffrey M. Monberg).

This instrument was prepared by Jeffrey M. Monberg, KRIEG DeVAULT LLP, 833 West Lincoln Highway, Suite 410W, Schererville, IN 46375