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QUIT CLAIM DEED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

KNOW ALL MEN BY THESE PRESENTS: 2009 060690

2009 SEP -2 AM 9:44

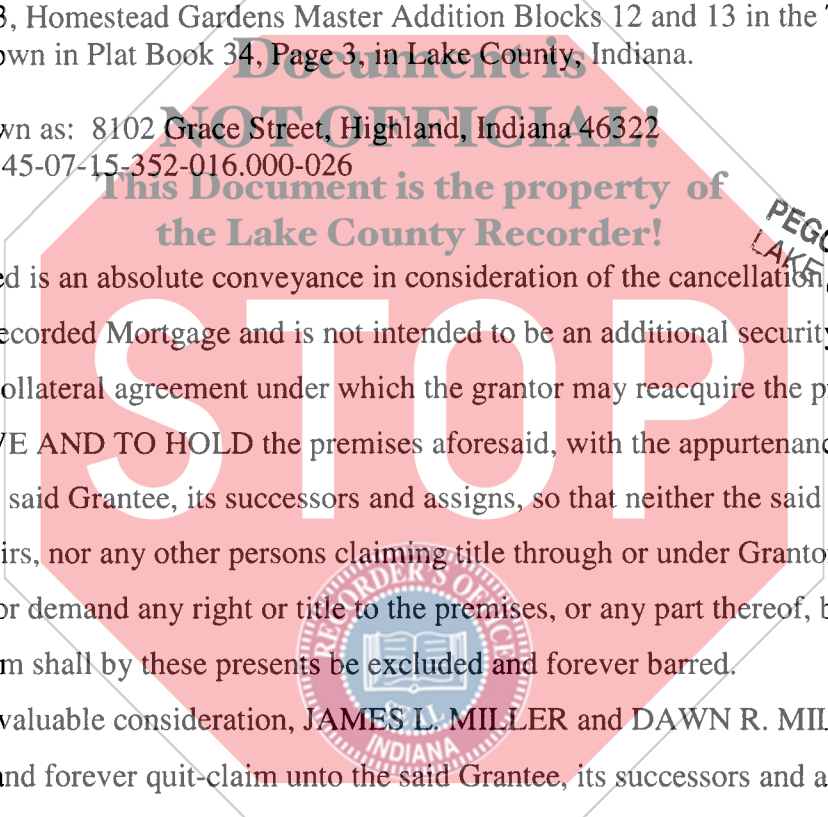
MICHAEL A. BROWN  
RECORDER

JAMES L. MILLER and DAWN R. MILLER, husband and wife, Grantors, whose tax mailing address is 8102 Grace Street, Highland, Indiana 46322, for valuable consideration received, receipt of which is hereby acknowledged from NATIONSTAR MORTGAGE, LLC, the Grantee, its successors and assigns, whose tax mailing address is 350 Highland Drive, Lewisville, Texas 75067, has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantors have or ought to have in and to the following real property:

Situate in Lake County, in the State of Indiana:

Lot 18, Block 13, Homestead Gardens Master Addition Blocks 12 and 13 in the Town of Highland, as shown in Plat Book 34, Page 3, in Lake County, Indiana.

Commonly known as: 8102 Grace Street, Highland, Indiana 46322  
Parcel Number: 45-07-15-352-016.000-026



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 01 2009  
PEGGY HOLINGAYNA  
LAKE COUNTY AUDITOR

This Deed is an absolute conveyance in consideration of the cancellation of the debt secured by the recorded Mortgage and is not intended to be an additional security interest. There is no option or collateral agreement under which the grantor may reacquire the property.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns, so that neither the said Grantors, nor the Grantors' heirs, nor any other persons claiming title through or under Grantors, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration, JAMES L. MILLER and DAWN R. MILLER do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all right and expectancy of dower, courtesy, homestead and allowance in the above described premises.

Return to: R. Adams  
Gerner & Kearns Co., L.P.A.  
One Riverfront Place  
Sixth Floor  
Newport, KY 41071  
Attn: Default Division

↑

012669

✓ #7136  
19-  
AB

IN WITNESS WHEREOF, we have hereunto set our hands, this 19<sup>th</sup> day of August, 2009.

James L. Miller Jr.  
James L. Miller

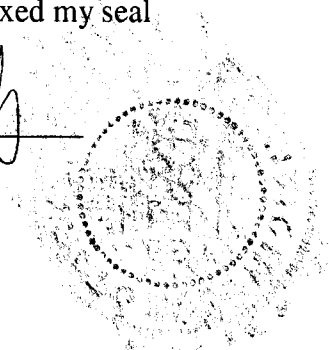
Dawn R. Miller  
Dawn R. Miller

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

BE IT REMEMBERED, that on this 19<sup>th</sup> day of August, 2009, before me, the subscriber, a notary public in and for said state, personally came, James L. Miller and Dawn R. Miller, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Weyan Smith  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Margaret E. Cunningham, Esq. (25902-15)  
Gerner & Kearns Co., L.P.A.  
215 West Ninth Street  
Cincinnati, Ohio 45202  
(513) 241-7722  
[foreclosures@gernerlaw.com](mailto:foreclosures@gernerlaw.com)



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.

Margaret E. Cunningham  
Margaret E. Cunningham