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PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

MICHELLE H. FAJMAN
RECORDER

AND WHEN RECORDED MAIL TO:
GMAC Mortgage, LLC
Assumption Department
3451 Hammond Avenue
Waterloo, IA 50702
Prepared by: Jenny Brouwer

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GMACM Loan Number 0602449363

**RELEASE OF OBLIGOR
MIN#10009090000085126**

GMAC Mortgage, LLC, a Limited Liability Company organized under the laws of the state of Delaware, is the holder of a mortgage note executed by Joseph Nagy, Jr and Karen Nagy, hereinafter referred to as "mortgagor", dated September 4, 2009, in the original principal amount of \$149,810.00, payable to Mortgage electronic Registration systems, INC ("MERS"), MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint MI 48501-2026, tel. (888) 679-MERS. Birmingham Bancorp Mortgage Corporation ("Lender"), and a real estate mortgage securing said mortgage note, of even date therewith which mortgage was recorded on September 29, 2009, as Document No. 2009 065978, in Book , Page , in the office of the Recorder of Lake County, State of Indiana. Mortgagor has sold and conveyed the real estate described in and covered by the mortgage to Karen Ward fka Karen Nagy, hereinafter referred to as "purchaser";

Purchaser has assumed all of the obligations and liabilities imposed by the note and mortgage; for the property described as follows:

307 Hemlock Lane
Crown Point, IN 46307
(Property Address)

Assumption. Ward
NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

LAND SITUATED IN THE CITY OF CROWN POINT, COUNTY OF LAKE, STATE OF INDIANA AND DESCRIBED AS FOLLOWS: LOT 117 IN IMPERIAL HEIGHTS 4TH SUBDIVISION, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37 PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Mortgagor(s) has requested that he/she/they be released from further liability for the payment of the indebtedness and other charges payable on and under the note and mortgage, and the purchaser has consented and agreed to such release;

For value received, the undersigned releases mortgagor from further liability for the payment of the indebtedness and other charges payable on and under the note and mortgage;

Provided, that nothing herein shall (a) affect, alter or diminish the remaining balance of the principal with interest evidenced by the note described in and secured by the mortgage, or (b) affect, alter or diminish the lien or encumbrance of the mortgage on the mortgaged property described therein and covered thereby, or (c) affect, alter or diminish the remedies at law or in equity for recovering on the note and mortgage the balance of the debt, whether as principal, interest or otherwise, according to the provisions of the note and mortgage, or (d) affect the terms and provisions of the note and mortgage or (e) be deemed to release any other of the obligors of the note and mortgage, whether primarily or secondarily liable thereon, all rights of recourse against

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the obligors being reserved by Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for GMAC Mortgage, LLC.

Date: June 7, 2012

Mortgage Electronic Registration Systems, Inc. ("MERS")

By: Jenny Brouwer
Jenny Brouwer, Assistant Secretary

State of Iowa, County of Black Hawk SS:

The foregoing instrument was acknowledged before me on June 7, 2012, by Jenny Brouwer, Assistant Secretary for Mortgage Electronic Registration Systems, Inc., ("MERS"), a Corporation, and that by authority duly given and as the act of the Corporation the foregoing instrument was signed in its name.

My commission expires: 11/23/2013

Linda Anders
Linda Anders, Notary Public

