

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 041796

2012 JUN 25 AM 10:31

MAIL TAX STATEMENTS TO:  
Federal National Mortgage Association  
14221 Dallas Parkway, Ste 1000  
Dallas, TX 75254

**WARRANTY DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSTH, That Bryan R. Duncan ("GRANTOR") CONVEYS AND WARRANTS to Federal National Mortgage Association ("GRANTEE") for the sum of Ten Dollars (\$10.00) and other and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

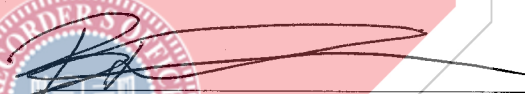
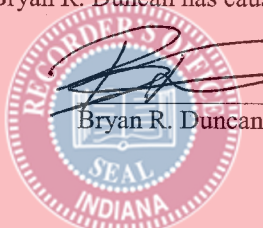
APARTMENT NO. 106, BUILDING 205, LE'JARDIN HORIZONTAL CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED DECEMBER 19, 1985 AS DOCUMENT NOS. 833653 AND 833654, AS AMENDED, IN THE RECORDER'S OFFICE IN LAKE COUNTY, INDIANA AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

More commonly known as: 205 W Joliet St, Schererville, IN 46375-1452

GRANTOR, for self, heirs, executors and administrators, covenant and warrant to Grantee that there are no liens or encumbrances against the above described real estate except real estate taxes and the mortgage in favor of Grantee (hereinafter more specifically described). In reliance by Grantee on the representations and warranties of Grantor, this deed is given in full satisfaction of a mortgage from Bryan R. Duncan to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., dated March 19, 2008, and duly recorded and perfected in the Recorder's Office of Lake County, State of Indiana on April 22, 2008, as Instrument No. 2008 028553. **It is the intent of the parties that the fee granted herein shall not merge with the lien of the real estate mortgage executed on March 19, 2008 for the benefit of Grantee.**

And the said Grantors certify, under oath, that no Gross Income Tax is due and owing to the State of Indiana by reason of this transaction.

IN WITNESS WHEREOF, the said Bryan R. Duncan has caused this deed to be executed this 27 day of April, 2012.

  
Bryan R. Duncan  


DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 21 2012

24078

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

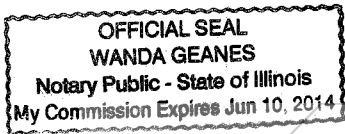
AMOUNT \$ 1800  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 1044812  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK RW

E

STATE OF IL )  
COUNTY OF COOK ) SS.

Before me, a Notary Public in and for said County and State, personally appeared Bryan R. Duncan, who acknowledged the execution of the foregoing Warranty Deed in Lieu of Foreclosure, and who, having been sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 29 day of April, 2012.



Wanda Geanes  
NOTARY PUBLIC

Wanda Geanes  
(Typed or Printed)

My Commission Expires: 06-10-2014

My County of Residence: COOK

Grantee's Address:  
Federal National Mortgage Association  
14221 Dallas Parkway, Ste 1000, Dallas, TX 75254

This instrument was prepared by SUSAN M. WOOLLEY, Attorney at Law. 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.

Senia Mills  
Senia Mills, Feiwell & Hannoy, P.C.

