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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 016138

2013 MAR -1 PM 2:53

**ESTOPPEL AFFIDAVIT**

MICHAEL S. DROWNE  
RECORDER

Robert P. Handler, as Trustee/Assignee f/b/o Creditors of Assurance Property Management Ltd, Manager of Bon Aire Apartments, LLC., an Illinois limited liability company., being first duly cautioned and sworn, deposes and says:

That Bon Aire Apartments, LLC ("Grantor") is the identical party that made, executed and delivered that certain deed to Bayview Loan Servicing, LLC, a Delaware limited liability company ("Grantee"), dated February 26, 2013, conveying the real property situated in the City of Merrillville, Indiana, being more particularly described in Exhibit A attached hereto.

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance or security of any kind, and that possession of said premises has been surrendered to the said Grantee.

That the aforesaid deed and conveyance was made by Grantor as the result of its request that the Grantee accept such deed and was its free and voluntary act; that said deed was not given as a preference against any other creditors of Grantor; that at the time of making said deed, Grantor believed and still believes that the indebtedness being released exceeds the fair value of the property so deeded; that at the time it was given there was no other person or persons, firms, or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises; that Grantor has no other creditors whose rights would be prejudiced by such conveyance, and that Grantor is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that Grantor in offering to execute the aforesaid deed to the Grantee therein, and in executing same, was not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the Grantee or the agent or attorney of the Grantee in said deed, and that it was the intention of Grantor as grantor in said deed to convey and by said deed Grantor did convey to the Grantee therein all its right, title and interest absolutely in and to the premises described in said deed.

This affidavit is made for the protection and benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and particularly for the benefit of Thoroughbred Title Agency, Inc., including its title insurance underwriter, which is about to insure the title to said property in reliance thereon, and shall bind the respective successors and assigns of the undersigned.

Signature on next page

**FILED**

MAR 01 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

21377

#15  
CT  
CA

Chicago Title Insurance Company

831032

Bon Aire Apartments, LLC.,  
an Illinois limited liability company

By: *Robert P. Handler*  
Robert P. Handler, Trustee/Assignee f/b/o  
Creditors of Assurance Property  
Management, Ltd., Manager of Bon Aire  
Apartments, LLC

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )



The foregoing instrument was subscribed and acknowledged before me this 26 day  
of FEBRUARY, 2013 by Robert P. Handler

**Document is NOT OFFICIAL!**  
*Laura G Dellaca*  
Notary Public  
**This Document is the Property of the Lake County Recorder!**



EXHIBIT A

PARCEL I

Lots 130 and 131 in Bon Aire Subdivision Unit No. 7, as per plat thereof, recorded in Plat Book 41, Page 95, in the Office of the Recorder of Lake County, Indiana.

PARCEL II

Lot 148 and the West 50 feet by parallel lines of Lot 147 in Bon Aire Subdivision Unit No. 8, as per plat thereof, recorded in Plat Book 42, Page 99, in the Office of the Recorder of Lake County, Indiana.

