

2013 052716

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 JUL 18 AM 9:31

MICHAEL B. BROWN
RECORDER

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that JOHN C. COLLINS and CRYSTAL D. COLLINS, (the "Grantors") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of avoiding a foreclosure of the Mortgage recorded on August 22, 2003 as Instrument No. 2003 087952 of the records of the Lake County Recorder which is acknowledged to be delinquent, grants with general warranty covenants, to Bank of America N.A., Successor by merger to BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, (the "Grantee") whose tax mailing address is 7105 Corporate Drive PTX C-35, Plano, TX 75024, the following described real estate in Lake County, State of Indiana:

Lot 43, in Resubdivision of Lots 38 to 59, inclusive, and Lots 118 to 135, inclusive, in Liberty Park Highlands, as per plat thereof, recorded in Plat Book 28 page 72, in the Office of the Recorder of Lake County, Indiana. *northeasterly 25 ft of Vae RR R/W*

STATE ID NUMBER: 45-16-05-103-024.000-042
PRIOR DEED REFERENCED: Instrument No. 2003 089709

SUBJECT TO any and all easements, agreements and restrictions of record and the lien for current real estate taxes *not yet due and payable*. The address of such real estate is commonly known as: 311 Maple Street, Crown Point, IN 46307.

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

IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed is an absolute conveyance, the Grantors having sold said land to Grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being in full satisfaction of all obligations secured by the mortgage.

23864

JUN 26 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 21 Ref 1
CASH _____ CHARGE _____
CHECK# 272213
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY AD

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

* 2 8 5 0 5 5 1 *

B. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the rights, title, and interests formerly held by the Grantors in and to the Property. This Warranty Deed shall not be deemed a waiver by Grantee of its claims of priority under the Mortgage over any other liens, mortgages, security interests or encumbrances of any kind or nature now existing or hereafter placed upon the Property; and the right of Grantee to foreclose the Mortgage by judicial proceedings or otherwise is expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument.

IN WITNESS WHEREOF, Grantor has hereunto set his hand this 18th day of December 2012.

John C. Collins
John C. Collins

STATE OF INDIANA
COUNTY OF CLINTON



Before me, the undersigned, a Notary public in and for said County and State, personally appeared the above named, John C. Collins, who acknowledges the signing of the foregoing General Warranty Deed, and that such signing was freely and voluntarily performed, for the use and purposes therein mentioned.

Executed before me on this 18th day of December, 2012, who under penalty of perjury, represented to me to be said persons.

Laurie E. Wiles
NOTARY PUBLIC (Signature)
Printed Name: LAURIE E WILES
County of Residence: HOWARD
My Commission Expires on: 3/8/2016



IN WITNESS WHEREOF, Grantor has hereunto set her hand this 18th day of December, 2012.

Crystal Collins
Crystal D. Collins

STATE OF INDIANA)
) SS:
COUNTY OF CLINTON)

Before me, the undersigned, a Notary public in and for said County and State, personally appeared the above named, Crystal D. Collins, who acknowledges the signing of the foregoing General Warranty Deed, and that such signing was freely and voluntarily performed, for the use and purposes therein mentioned.

Executed before me on this 18th day of December, 2012, who under penalty of perjury, represented to me to be said persons.

Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder's Office

[Signature]
NOTARY PUBLIC (Signature)
Printed Name: LAURIE E WYLES
County of Residence: HOWARD
My Commission Expires on: 3/8/2016

STOP

↓

RECORDER'S OFFICE
SEAL
INDIANA

This Document was prepared by:

[Signature]
Joel F Bornkamp, Attorney at Law, Reisenfeld & Associates, LPA LLC, 3962 Red Bank Road, Cincinnati, OH 45227

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. - Joel F Bornkamp (27410-49)

GRANTEE'S TAX MAILING ADDRESS: 7105 Corporate Drive PTX C-35, Plano, TX 75024