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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 053525

2013 JUL 23 AM 8:44

MICHAEL D. BROWN
RECORDER

MAIL TAX STATEMENTS TO:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSTH, That Ramona M. Avila a/k/a Ramona Monique Avila ("GRANTOR") CONVEYS AND WARRANTS to Federal Home Loan Mortgage Corporation ("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. 916, Lake Park Woods Condominium, a Horizontal Property Regime, recorded October 13, 1995, as Document No. 95062027, and any amendments thereto, as shown in Plat Book 79, page 4, in the Office of the Recorder of Lake County, Indiana, and an undivided interest in the common elements appertaining thereto.

More commonly known as: 916 Beacon Dr, Hobart, IN 46342-5175

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 Ramona M. Avila to JPMorgan Chase Bank, N.A., dated July 08, 2005, and duly recorded and perfected in the Recorder's Office of Lake County, State of Indiana on July 15, 2005, as Instrument No. 2005-059109. **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 July 08, 2005 for the benefit of Grantee.**

And the said Grantor certifies, 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 Ramona M. Avila a/k/a Ramona Monique Avila has caused this deed to be executed this 2nd day of Jan., 2012. 2013.

Ramona M. Avila
Ramona M. Avila a/k/a Ramona Monique Avila

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

STATE OF IN
COUNTY OF Lake

JUL 23 2013

004402

Before me, a Notary Public in and for said County and State, personally appeared Ramona M. Avila a/k/a Ramona Monique Avila, 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.

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

My Commission Expires Apr 10, 2020
Notary Public - Seal
LORI A MOORE

AMOUNT \$ 10.00
CASH _____ CHARGE _____
CHECK # 1112050,
OVERAGE 1114247
COPY _____
NON-COM _____
CLERK RM

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IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 2nd day of Jan, ~~2012~~ 2013.

Lori A Moore
NOTARY PUBLIC

Lori A. Moore
(Typed or Printed)

My Commission Expires: 4/10/20

My County of Residence: Lake



Grantee's Address:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

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.

