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2014 026037

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 MAY -8 PM 12: 33

MICHAEL B. BROWN  
RECORDER

Mail Tax Bills To:  
Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, Texas 75067

Tax Key No.: 45-11-08-451-079.000-036

After Recording Return To:  
RUTH RUHL, P.C.  
Attn: Recording Department  
2801 Woodside Street  
Dallas, Texas 75204

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

**RECORD**

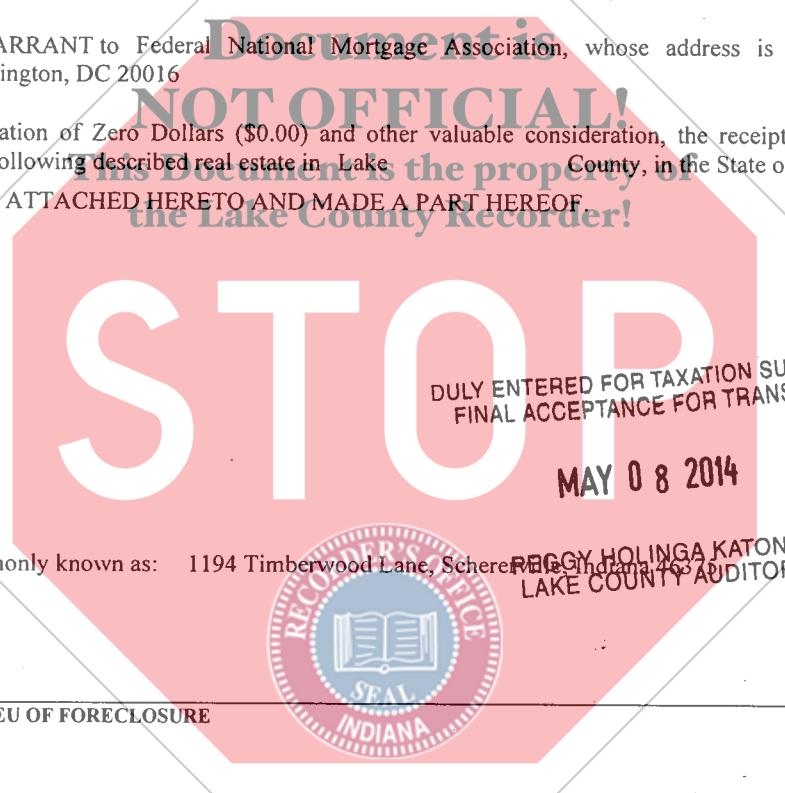
#2

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**DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSETH that Shira Womack and Anthony J. Feurtado, wife and husband  
("Grantor(s)")  
CONVEY AND WARRANT to Federal National Mortgage Association, whose address is 3900 Wisconsin  
Avenue, NW, Washington, DC 20016  
("Grantee");  
for and in consideration of Zero Dollars (\$0.00) and other valuable consideration, the receipt which is hereby  
acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



More commonly known as: 1194 Timberwood Lane, Schererville, Indiana 46174  
REGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

INDIANA DEED IN LIEU OF FORECLOSURE

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SUBJECT TO all real estate taxes and assessments due and payable.

SUBJECT TO restrictions, conditions, limitations, zoning ordinances, easements, encroachments, visible or of record, roadways, rights-of-way and highways of record.

SUBJECT TO that certain Real Estate Mortgage from Grantors to Grantee dated January 30th, 2004, in the original principal amount of \$ 138,450.00, recorded on February 5th, 2004, in Book N/A, Page N/A, Instrument No. 2004-009858 and assigned to Federal National Mortgage Association by an Assignment recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, in the Recorder's office in and for Lake County and State of Indiana (the "Mortgage").

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY AND BETWEEN THE GRANTORS AND GRANTEE THAT THIS CONVEYANCE SHALL NOT EFFECT NOR BE CONSIDERED TO EFFECT A MERGER OF THE ABOVE-DESCRIBED MORTGAGE HELD BY GRANTEE, NOR ANY RIGHTS AND INTERESTS CREATED IN FAVOR OF NATIONSTAR MORTGAGE LLC

IN AND TO THE FEE SIMPLE TITLE HEREBY ACQUIRED BY GRANTEE AND THAT SAID MORTGAGE SHALL CONTINUE TO BE AND REMAIN IN FULL FORCE AS A VALID AND SUBSISTENT FIRST LIEN UPON THE ABOVE-DESCRIBED REAL ESTATE WITHOUT ANY IMPAIRMENT WHATSOEVER HEREBY AND WITH THE PRIORITY OF SUCH MORTGAGE LIEN DOCUMENTS UNDIMINISHED. THE GRANTEE HEREBY RESERVES ALL OF ITS RIGHTS AND REMEDIES UNDER THE MORTGAGE, THE PROMISSORY NOTE WHICH IT SECURES AND THE ANY AND ALL OTHER DOCUMENTS AND AGREEMENTS ENTERED INTO IN CONNECTION THEREWITH.

Grantors declare that this conveyance is the absolute and unconditional conveyance to Grantee of the entire fee simple title to the above real estate in fact as well as in form and is not intended as, nor shall it be construed as the conveyance of a lesser estate or as a mortgage or any other form of security. This deed constitutes a transfer of the herein-described real estate from Grantors for fair and adequate consideration as herein set forth.

Grantors further declare and acknowledge that this conveyance is not a conveyance to Grantee in trust for or to the use of Grantors or any other persons, but that the title herein conveyed to Grantee shall be held by Grantee for and to its own sole and exclusive use and benefit.

Grantors declare that this conveyance is freely and fairly made, there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to the real estate.

Grantors herein certify that no Indiana Gross Income Tax is due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor(s) have caused this deed to be executed this 26 day of March, 2014.

Shira Womack  
Shira Womack  
2183 Best Ct  
San Jose, California 95131

Anthony J. Feartado  
Anthony J. Feartado  
2183 Best Ct  
San Jose, California 95131

-Grantor -Grantor

ACKNOWLEDGMENT


State of CALIFORNIA §  
County of SANTA CLARA §

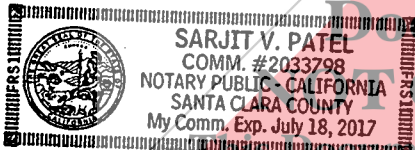
Before me, a Notary Public in and for said County and State, personally appeared Shira Womack and Anthony J. Feurtado

who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that the facts and matters set forth in it are true and correct.

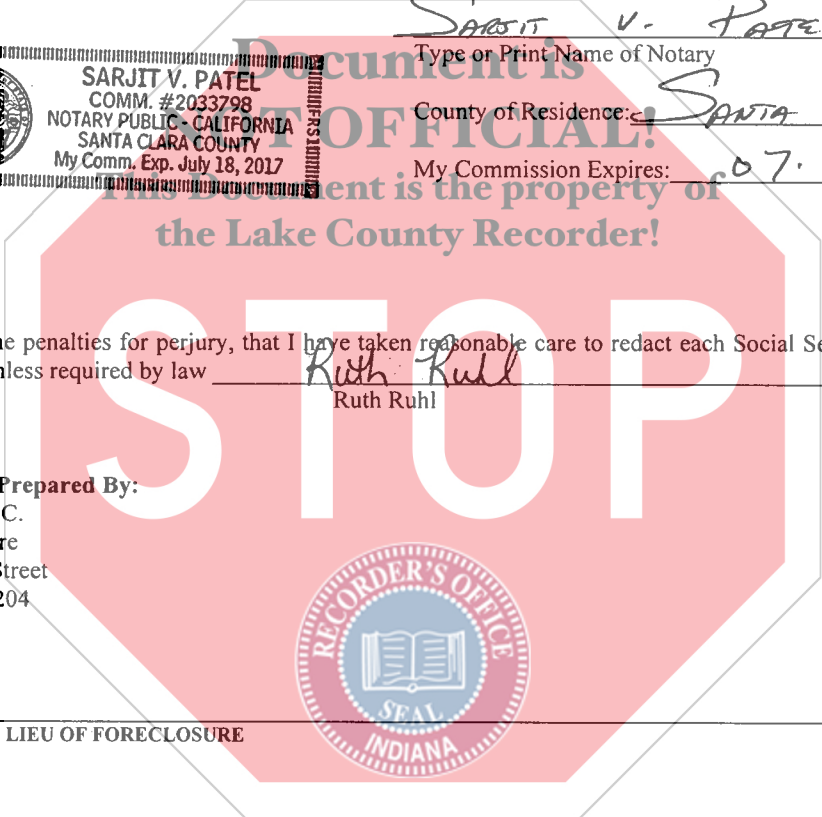
Witness my hand and Notarial Seal this 26<sup>th</sup> day of MARCH, 2014.

(Seal)

  
\_\_\_\_\_  
Notary Public



Type or Print Name of Notary SARJIT V. PATEL  
County of Residence: SANTA CLARA  
My Commission Expires: 07.18.2017



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 Ruth Ruhl Signature  
Ruth Ruhl Printed Name

**This Document Prepared By:**  
RUTH RUHL, P.C.  
Ruth Ruhl, Esquire  
2801 Woodside Street  
Dallas, Texas 75204



**EXHIBIT "A"**

SITUATED IN THE LAKE COUNTY AND STATE OF INDIANA:

THE FOLLOWING REAL ESTATE IN LAKE COUNTY IN THE STATE OF INDIANA, TO  
WIT:

UNIT 3, IN BUILDING 52, IN LAKEWOOD ESTATES CONDOMINIUM, A HORIZONTAL  
PROPERTY REGIME, CREATED BY A DECLARATION OF CONDOMINIUM, RECORDED  
DECEMBER 20, 2002, AS DOCUMENT NO. 2002 118268, INCLUDING BUT NOT  
LIMITED TO THE EIGHTEENTH AMENDMENT THERETO, RECORDED JANUARY 16, 2004  
AS DOCUMENT NO. 2004 004725, IN THE OFFICE OF THE RECORDER OF LAKE  
COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AND  
LIMITED COMMON AREA APPERTAINING THERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

TAX ID NO: 45-11-08-451-079.000-036

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: ATG HOMES, LLC.

GRANTEE: SHIRA WOMACK AND ANTHONY J. FEURTADO, HUSBAND AND WIFE

DATED: 01/30/2004

RECORDED: 02/05/2005

DOC#/BOOK-PAGE: 2004-009855

ADDRESS: 1194 TIMBERWOOD LANE, SCHERERVILLE, IN 46375

