

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 048123

2014 AUG 11 PM 1:34

MICHAEL J. TOWN
RECORDER
TAX KEY NO. 45-06-24-127-007.000-027

MAIL TAX BILLS TO: Lake Federal Bank, FSB, Grantee
GRANTEE'S ADDRESS: 7048 Kennedy Avenue
Hammond IN 46323



WARRANTY DEED

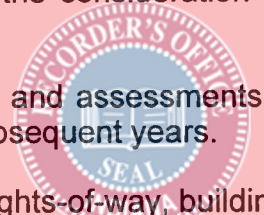
This indenture witnesseth that **Rachel M. Thomas** conveys and warrants to **Lake Federal Bank, FSB**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

THE SOUTH 19 FEET OF LOT 9 AND THE NORTH 12 FEET OF LOT 10 IN BLOCK 6 IN HOLLYWOOD MANOR, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA
MORE COMMONLY KNOWN AS 8119 HOHMAN AVENUE, MUNSTER IN 46321-1507

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. This consideration therefore is full release of all debts, notes, obligations, costs and charges except as provided in the Agreement for Deed and Estoppel and Solvency Affidavit heretofore subsisting on account and by the terms of a certain mortgage heretofore existing on the property herein conveyed, executed by Rachel M. Thomas, as mortgagee, dated October 27, 2008, and recorded in the Recorder's Office of Lake County, Indiana, on November 20, 2008, as Document No. 2008 079273, this conveyance completely satisfying said obligations and terminating said mortgage and the Note secured thereby and any effect thereof in all respects except that said principal sum of \$82,935.00 and the interest due and to accrue due thereon, shall not merge in the equity of redemption of said premises, but shall be kept alive and on foot as a charge thereon so as to protect mortgagee against all encumbrances, charges and estate, if any such there be, subsequent to said mortgage. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than the agreements between grantor and grantee with respect to said land, the consideration to be paid to grantee by grantor, and the current status of title thereon.

Subject To: all unpaid real estate taxes and assessments for 2013 payable in 2014, and for all real estate taxes and assessments for all subsequent years.

Subject To: all covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal



FILED FOR RECORD
FULLY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

18
CS
25547
CS

and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

Grantor specifically warrants the title to said property against the lawful claims of any and all persons claiming or to claim the same or any part thereof by, through or under grantor.

Dated this 11 day of August, 2014.

Rachel M. Thomas
RACHEL M. THOMAS

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 11 of August, 2014, personally appeared Rachel M. Thomas and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

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

Guadalupe D. Becerra
Guadalupe D. Becerra

Notary Public
GUADALUPE D BECERRA
Notary Public, State of Indiana
Lake County
My Commission Expires
August 17, 2019

My Commission Expires: August 17, 2019
County of Residence: Lake

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. (David W. Westland)

This instrument prepared by: David W. Westland, #18943-64, Westland Kramer & Bennett P.C.
141 West Lincoln Highway, Second Floor, Schererville, IN 46375, Phone: 219.440.7550

