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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 050004

2014 AUG 20 PM 2:41

MICHAEL B. BROWN
RECORDER

4

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

Tax Key No.: 45-07-35-307-018.000-006

After Recording Return To:
~~RUTH RUHLZ, P.C.~~

ORT UST Global
345 Rouser Road
Suite 201
Moon Township, PA 15108

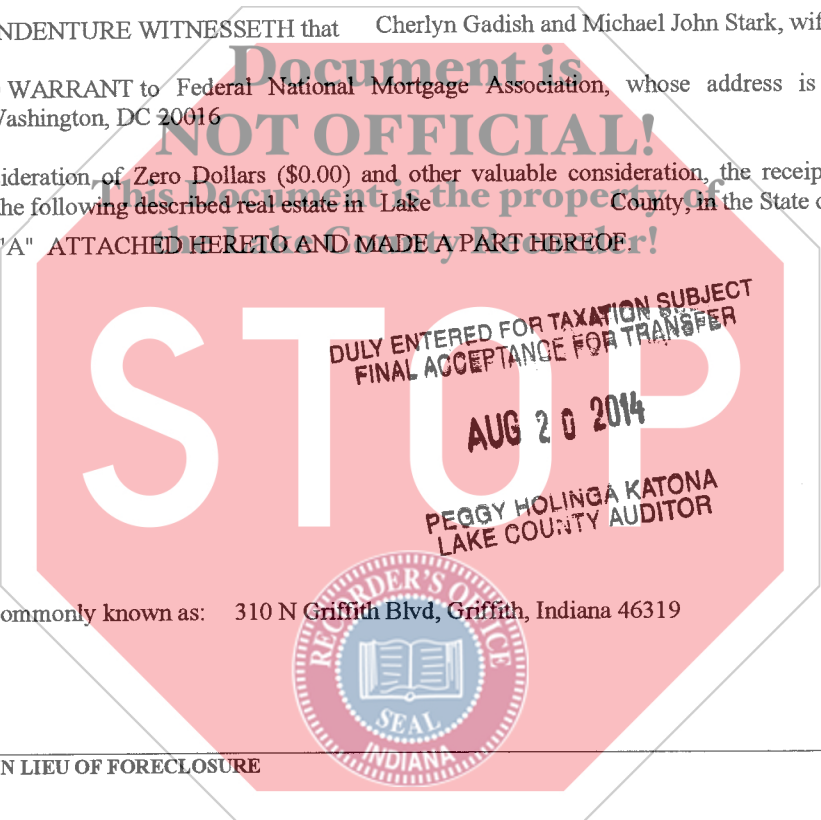
~~C/O Old Republic
500 City Parkway West, Suite 200
Orange, CA 92868~~

[Space Above This Line For Recording Data]

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Cherlyn Gadish and Michael John Stark, 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: 310 N Griffith Blvd, Griffith, Indiana 46319



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 20 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

03626

*22
ck. 102494
BT*

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 June 20th, 2006, in the original principal amount of \$ 138,000.00, recorded on June 27th, 2006, in Book N/A, Page N/A, Instrument No. 2006-054732 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.

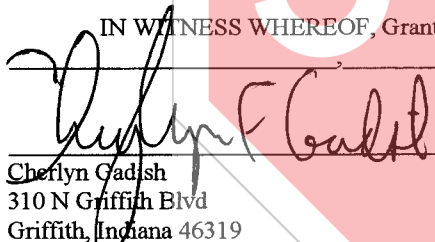
Grantors declare that this conveyance is the absolute and unconditional conveyance to Grantee of the entire fee simple title to the above real estate in fact as well as in form and is not intended as, nor shall it be construed as the conveyance of a lesser estate or as a mortgage or any other form of 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.

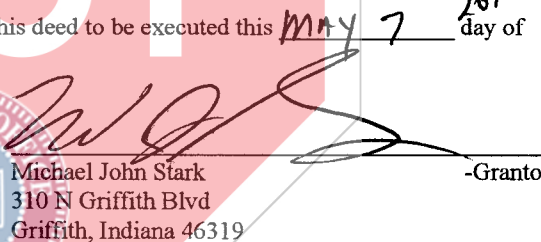
Grantors declare that this conveyance is freely and fairly made, there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to the real estate.

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 MAY 7 ²⁰¹⁴ day of


Cheryl Gadish
310 N Griffith Blvd
Griffith, Indiana 46319

-Grantor


Michael John Stark
310 N Griffith Blvd
Griffith, Indiana 46319

-Grantor

-Grantor

-Grantor

ACKNOWLEDGMENT

State of INDIANA §
County of Lake §

Before me, a Notary Public in and for said County and State, personally appeared
Cherlyn Gadish and Michael John Stark

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 7 day of May, 2014.

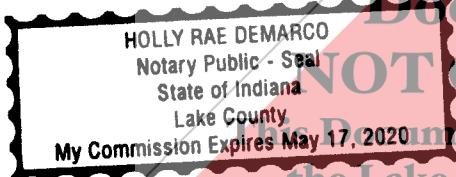
(Seal)

Holly Demarco
Notary Public

Holly Demarco
Type or Print Name of Notary

County of Residence: Lake

My Commission Expires: May 17, 2020



Document is the property of
the Lake County Recorder!



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
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Tax Exemption Code:
IC32-21-5-1 Sec. 1(b)(2)



EXHIBIT "A"

SITUATED IN THE LAKE COUNTY AND STATE OF INDIANA:

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

THE SOUTH HALF OF LOT 5 AND THE NORTH QUARTER OF LOT 6, BLOCK 7, GRIFFITH LAND COMPANY'S FIRST ADDITION TO GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

TAX ID NO: 45-07-35-307-018.000-006

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: ROBERT E. BOLTZ AND JOY E. BOLTZ, HUSBAND AND WIFE
GRANTEE: CHERYLYN GADISH
DATED: 06/20/2006
RECORDED: 06/27/2006
DOC#/BOOK-PAGE: 2006-054731

ADDRESS: 310 N GRIFFITH BLVD , GRIFFITH, IN 46319

