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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 051444

2014 AUG 27 AM 8:32

MICHAEL B. BROWN
RECORDER

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

Tax Key No.: 45-11-24-401-101.000-036

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



79404925 Rec

[Space Above This Line For Recording Data]

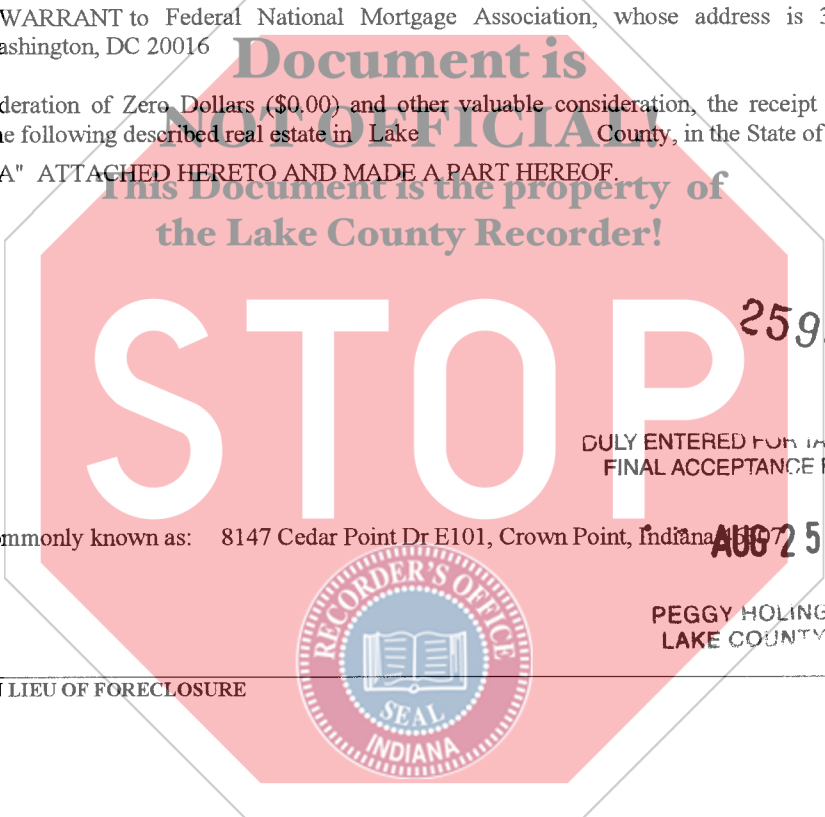
NO MONEY EXCHANGE WITH THIS TRANSACTION

1259800

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Nicholas A. Koppers and Elizabeth A. Hawkins aka Elizabeth A. Koppers, husband and wife ("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: 8147 Cedar Point Dr E101, Crown Point, Indiana

25943

AUG 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By:

23-00
~~0021507770~~
~~0021507776~~
0021591478
IMB
0021618023,
PP
let

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 April 25th, 2007, in the original principal amount of \$ 72,000.00, recorded on May 7th, 2007, in Book N/A, Page N/A, Instrument No. 2007-037378 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.

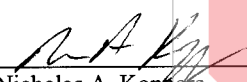
Grantors declare that this conveyance is the absolute and unconditional conveyance to Grantee of the entire fee simple title to the above real estate in fact as well as in form and is not intended as, nor shall it be construed as the conveyance of a lesser estate or as a mortgage or any other form of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

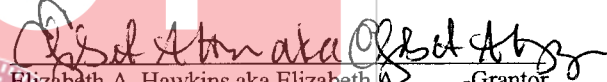
Grantors herein certify that no Indiana Gross Income Tax is due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor(s) have caused this deed to be executed this 3rd day of April 2014.



Nicholas A. Koppers
819 N Indiana Street
Griffith, Indiana 46319

-Grantor

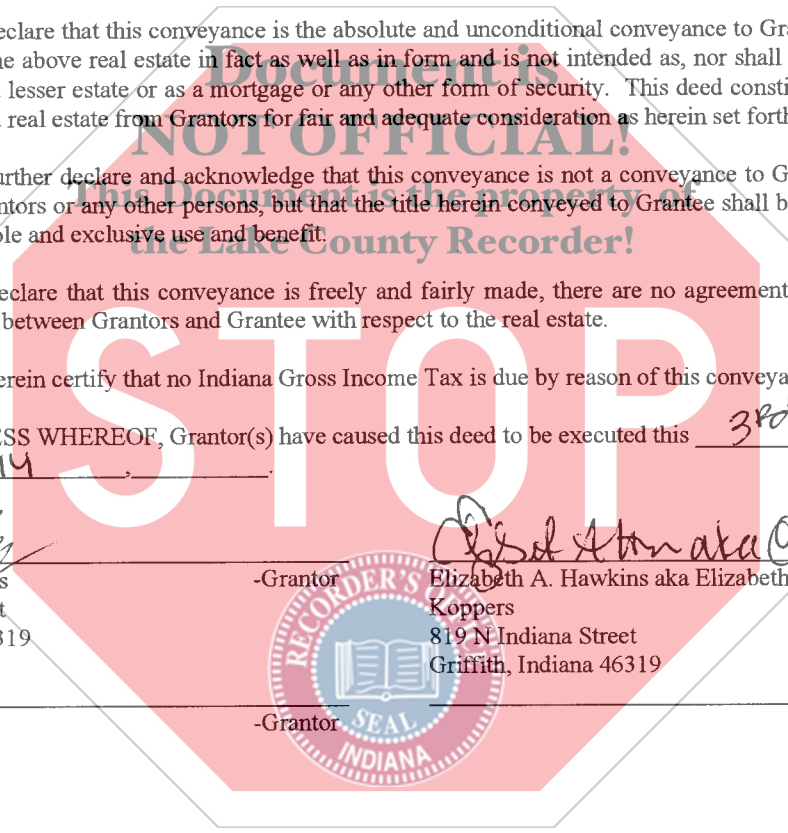


Elizabeth A. Hawkins aka Elizabeth A. Koppers
819 N Indiana Street
Griffith, Indiana 46319

-Grantor

-Grantor

-Grantor



ACKNOWLEDGMENT

State of IN §
County of LAKE §

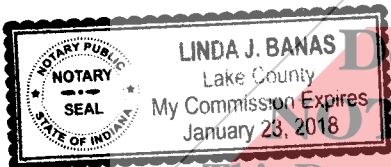
Before me, a Notary Public in and for said County and State, personally appeared Nicholas A. Koppers and Elizabeth A. Hawkins aka Elizabeth A. Koppers

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.

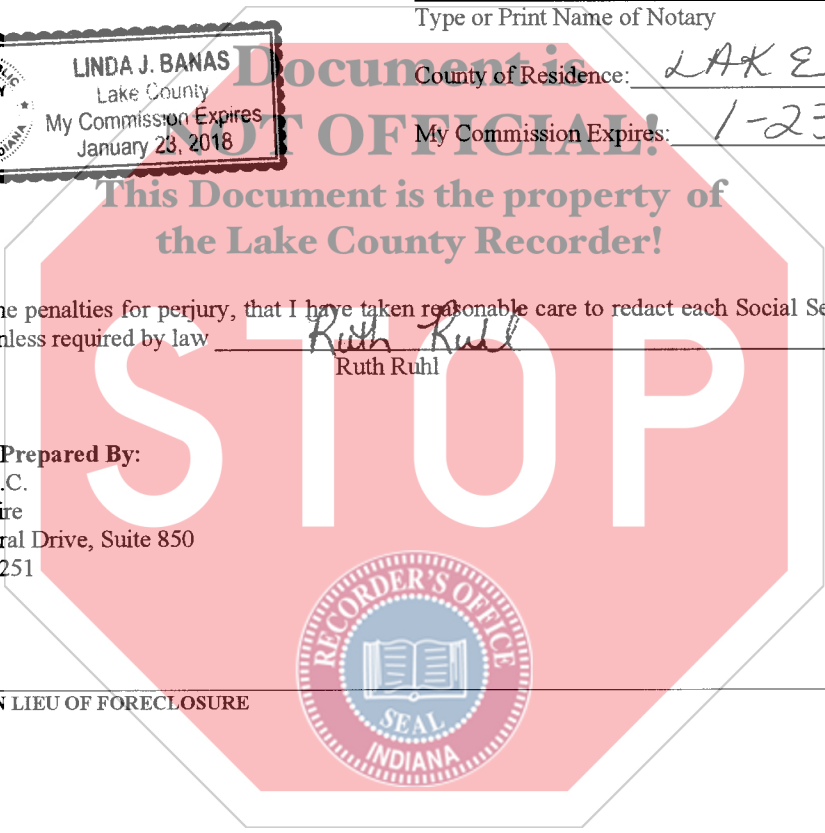
Witness my hand and Notarial Seal this 3rd day of April, 2014.

(Seal)

Linda J. Banas
Notary Public
LINDA J. BANAS
Type or Print Name of Notary



County of Residence: LAKE
My Commission Expires: 1-23-2018



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

EXHIBIT "A"

ALL THAT PARCEL OF LAND IN COUNTY OF LAKE, STATE OF INDIANA AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 2007037377 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 101 IN BUILDING E IN CEDAR POINT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS PER DECLARATION RECORDED AS DOCUMENT NO. 662370, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON AREAS APPERTAINING THERETO. BEING THE SAME PROPERTY CONVEYED TO NICHOLAS A. KOPPERS AND ELIZABETH A. HAWKINS FROM MILORAD PELES BY WARRANTY DEED DATED APRIL 25, 2007, AND RECORDED MAY 07, 2007, IN INSTRUMENT NO. 2007037377, AMONG THE LAND RECORDS OF LAKE COUNTY, INDIANA.

APN: 45-11-24-401-101.000-036.

For Informational Purposes Only:

Property Address:

8147 Cedar Point Dr, E 101,
Crown Point, IN - 46307.

