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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 081065

2014 DEC 22 AM 9:37

MICHAEL B. BROWN
RECORDER

4

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

Tax Key No.: 45-12-04-381-023.000-030

After Recording Return To:

~~RUTH RUHL, P.C.~~
~~Attn: Recording Department~~
~~12700 Park Central Drive, Suite 850~~
~~Dallas, Texas 75251~~

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



[Space Above This Line For Recording Data]

NO MONEY EXCHANGE WITH THIS TRANSACTION

1293784

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Tonya M. Jelks, a single woman

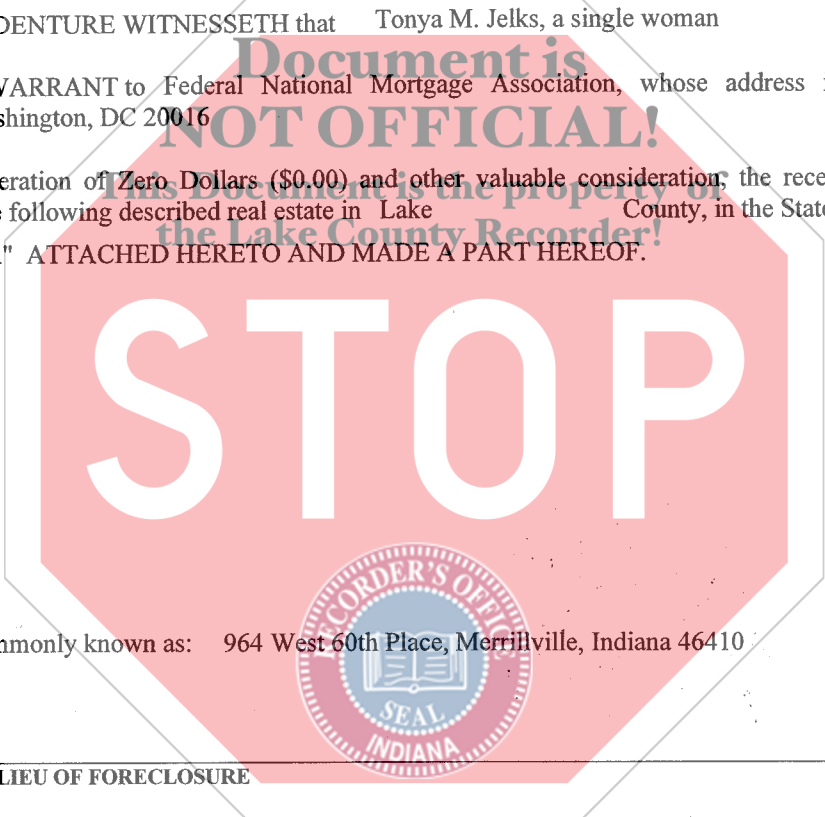
("Grantor(s)")

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: 964 West 60th Place, Merrillville, Indiana 46410

INDIANA DEED IN LIEU OF FORECLOSURE

Page 1 of 3

05707

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 17 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

22-
CLC 106540
DW

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

2ND

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 18th, 2007, in the original principal amount of \$ 83,000.00, recorded on June 25th, 2007, in Book N/A, Page N/A, Instrument No. 2007-051273 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.

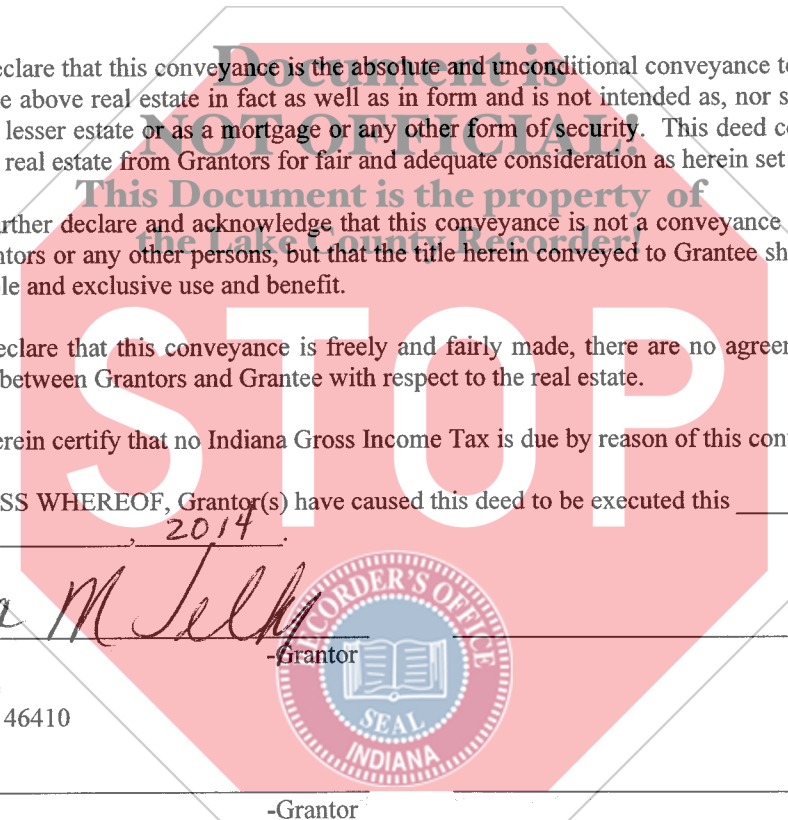
Grantors further declare and acknowledge that this conveyance is not a conveyance to Grantee in trust for or to the use of Grantors or any other persons, but that the title herein conveyed to Grantee shall be held by Grantee for and to its own sole and exclusive use and benefit.

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 15th day of August, 2014.

Tonya M. Jelks
Tonya M. Jelks
964 West 60th Place
Merrillville, Indiana 46410
-Grantor
-Grantor
-Grantor
-Grantor



ACKNOWLEDGMENT

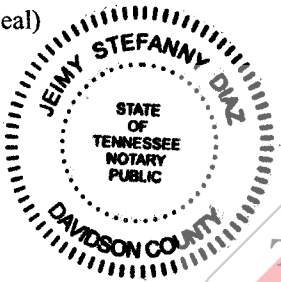
State of Tennessee §
County of ~~Williamson~~ §
Davidson §

Before me, a Notary Public in and for said County and State, personally appeared
Tonya M. Jelks

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 15th day of August, 2014.

(Seal)

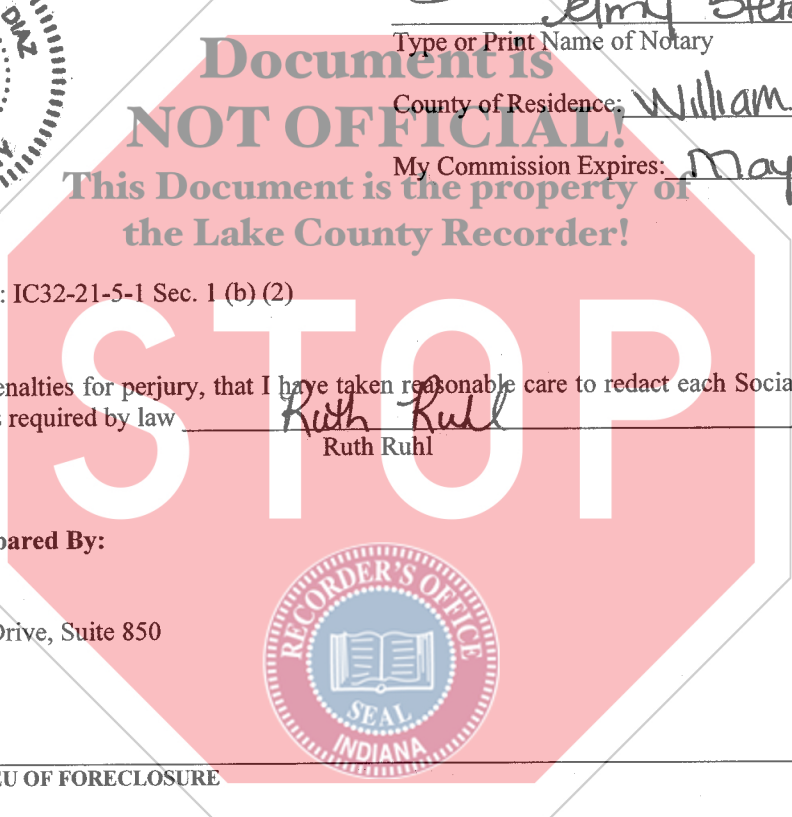


Jemy Stefanny Diaz
Notary Public
Jemy Stefanny Diaz

Type or Print Name of Notary

County of Residence: Williamson

My Commission Expires: May 13 / 2016



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

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. 2007 51272 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 164 IN BARCLAY VILLAGE UNIT NO. 3, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 50 PAGE 76 AND CORRECTED BY PLAT CORRECTION RECORDED IN PLAT BOOK 51, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED TO TONYA M. JELKS FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, A CORPORATION BY SPECIAL WARRANTY DEED DATED JUNE 18, 2007, AND RECORDED JUNE 25, 2007, IN INSTRUMENT NO. 2007-51272, AMONG THE LAND RECORDS OF LAKE COUNTY, INDIANA.

APN: 45-12-04-381-023.000-030

For Informational Purposes Only:

Property Address:
964 West 60th Place,
Merrillville, IN 46410

