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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 082036

2014 DEC 24 AM 10:07

MICHAEL B. BROWN
RECORDER

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

Tax Key No.: 45-03-22-476-007.000-024

After Recording Return To:
~~Old Republic Default Management Services~~
Attn: Recording Department
500 City Parkway West, Suite 200
Orange, California 92868



ORTO

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

[Space Above This Line For Recording Data]

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Stephen B. Bolton, a single person
CONVEY AND WARRANT to Nationstar Mortgage LLC
for and in consideration of Ten Dollars (\$10.00) 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.

("Grantor(s)")

("Grantee");



29039

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 23 2014

More commonly known as: 3913 Evergreen, East Chicago, Indiana 46312 PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Exemption Code 1C37-21-5-1 Sec 1(b)(2)
INDIANA DEED IN LIEU OF FORECLOSURE Page 1 of 3

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

22
AO
ck-106180

E

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 November 16th, 2007, in the original principal amount of \$ 85,500.00, recorded on November 20th, 2007, in Book N/A, Page N/A, Instrument No. 2007-091938 and assigned to Nationstar Mortgage, LLC 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 20th day of October, 2014.



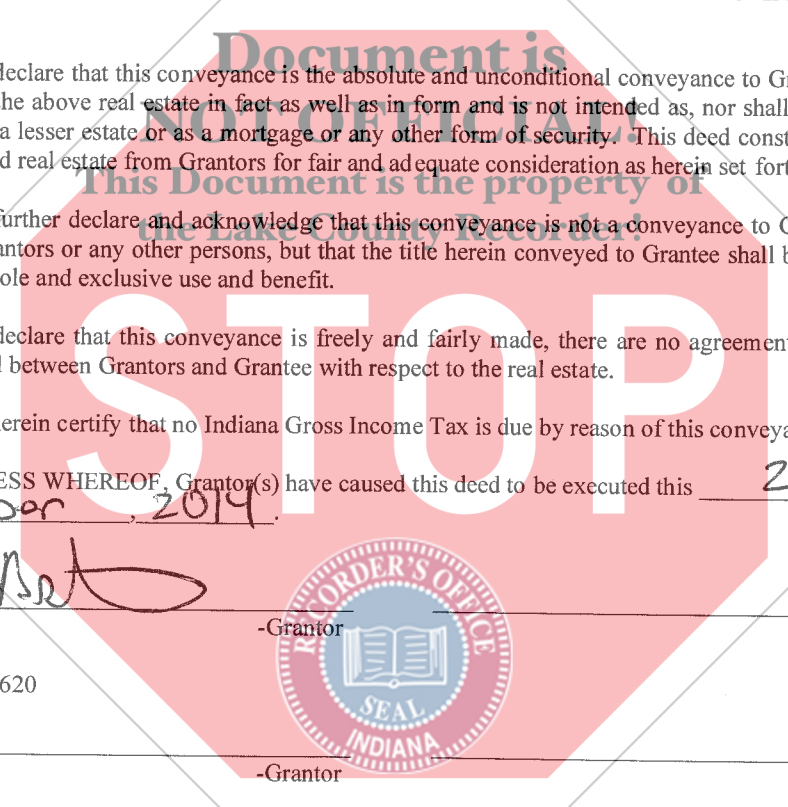
Stephen B. Bolton
1814 W 79th Street
Chicago, Illinois 60620

-Grantor

-Grantor

-Grantor

-Grantor



ACKNOWLEDGMENT

State of Illinois §
County of Cook §

Before me, a Notary Public in and for said County and State, personally appeared Stephen B. Bolton

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 20th day of October, 2014.

(Seal)

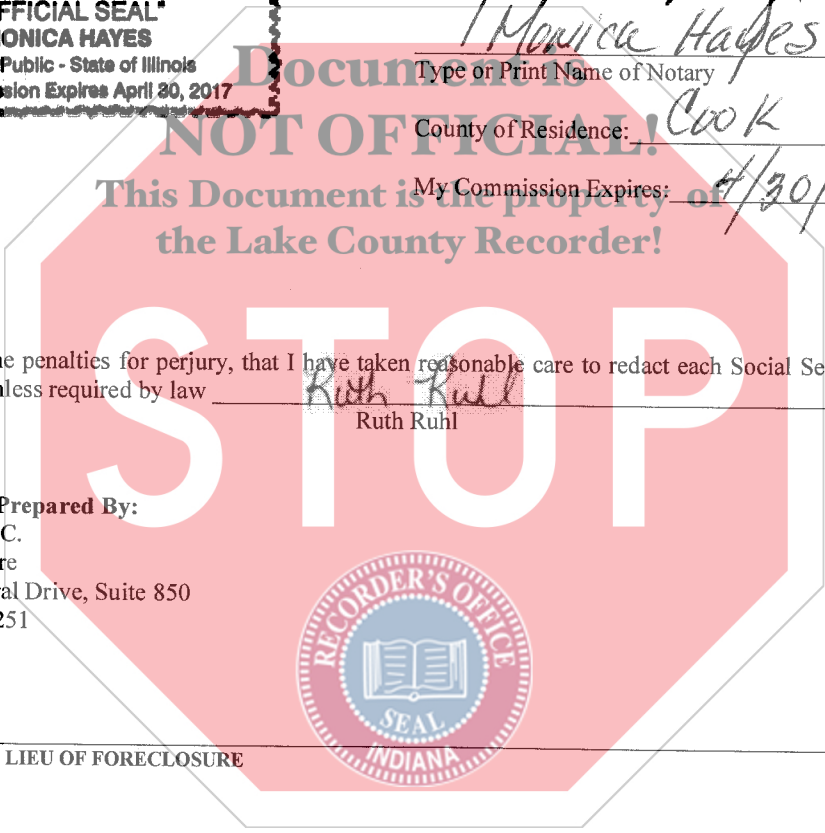


Monica Hayes
Notary Public

Monica Hayes
Type or Print Name of Notary

County of Residence: Cook

My Commission Expires: 4/30/17



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"

THE FOLLOWING PROPERTY LOCATED IN LAKE COUNTY OF THE STATE OF INDIANA
BEING DESCRIBED AS:

LOT 7, BLOCK 1, INLAND SUBDIVISION, TO THE CITY OF EAST CHICAGO, AS PER
PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 1 IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA.

TAX ID NO: 45-03-22-476-007.000-024

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: DWAYNE RANCIFER and FELISA RANCIFER
GRANTEE: STEPHEN B. BOLTON
DATED: 11/16/2007
RECORDED: 11/20/2007
DOC#/BOOK-PAGE: 2007-091937

ADDRESS: 3913 EVERGREEN , EAST CHICAGO, IN 46312

