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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 030780

2015 MAY 19 AM 9:41

MICHAEL B. BROWN
RECORDER

ESTOPPEL AFFIDAVIT

THIS AFFIDAVIT, made this 1 day of April, 2015, by Cyromia L. Hughes, a married woman, hereinafter referred to as **Grantor**.

WITNESSETH:

That on August 23, 2006, Cyromia L. Hughes, a single woman did execute a certain Promissory Note in the principal sum of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) and secured by a Mortgage dated August 23, 2006, recorded August 30, 2006, as Document No. 2006 076200, in the office of the Recorder of Lake County, State of Indiana, mortgaging the real estate more particularly described as follows:

The Following described real estate in Lake County, in the State of Indiana:
Lot 36 in Block 1 in Wisteria, in the City of Hammond, as per plat thereof, recorded in Plat Book 29 Page 4, in the Office of the Recorder of Lake County, Indiana.

and commonly known as: 7512 Oakdale Avenue, Hammond, IN 46324
Parcel ID: 49-07-18-174-023.000-D23

Grantor has defaulted in the payments due on the Note and is unable to meet the obligations of the Note and Mortgage according to their terms.

Grantor is the party who made, executed and delivered that certain Deed to Nationstar Mortgage LLC on the 1 day of April, 2015, conveying the above-described Real Estate. Grantor hereby acknowledges, agrees and certifies that the aforesaid Deed was an absolute conveyance of the Grantor's right, title and interest in and to the Real Estate, together belonging and appertaining, and with release of, all power and homestead rights in and to the Real Estate, and also conveying, transferring and assigning the Grantors right of possession, rentals and equity of redemption in and to the premises. The value of the Real Estate is not in excess of the amount of the indebtedness outstanding and in consideration of the premises hereof and in consideration of such conveyance, the Grantor has received a full and complete release of personal liability under the Note. The Grantor will move and vacate the Real

(6578.631, 0292100548)

Mail to: 520-242638
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

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\$16.00
M-E
#106457

Estate described above immediately upon notice that the Deed has been accepted by the Grantee and will leave the Real Estate broom cleaned and in conveyance condition. Grantee reserves the right to inspect and determine if the Real Estate is "broom clean" at its sole and unfettered discretion.

The Deed is given voluntarily by the Grantor to the Grantee, in good faith on the part of the Grantor and Grantee, without fraud, misrepresentation, duress, or undue influence whatsoever, or any misunderstanding on the part of the Grantor and Grantee, and Grantee was not given a preference against any other creditors of Grantor. The Deed of conveyance shall not restrict the rights of the Grantee to foreclose its Mortgage, but the conveyance by the Deed shall be and hereby is intended and understood to be an absolute conveyance and an unconditional sale, with full extinguishment of Grantors equity of redemption, and with full release of all Grantors right, title and interest of every character in and to the Real Estate.

Grantor hereby assigns to Grantee the hazard insurance policy now in effect on the Real Estate and further assign to Grantee the right to receive payment of any claim payable under the terms of said policy, including any premium refund now or hereafter payable.

This Affidavit has been made for the protection and benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Real Estate described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned. The undersigned has consulted with counsel or had the opportunity to consult with counsel at all times.

This conveyance is subject to final approval by Nationstar Mortgage LLC for the issuance of clear title to the Real Estate.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cyromia L. Hughes

Cyromia L. Hughes

STATE OF IN)

COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of April, 2015, personally appeared Cyromia L. Hughes, a married woman, Grantor in the above conveyance, and acknowledged the execution of the same to be his/her voluntary act and deed, for the uses and purposes herein mentioned.

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

My Commission Expires:

8/11/2022

Jennifer M. Callan

Notary Public

My County of Residence:

Vanderburgh

Jennifer McClellan

Printed Name

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 (Craig D. Doyle)

This instrument prepared by:
Craig D. Doyle
Doyle Legal Corporation, P.C.
41 E Washington St, Suite 400
Indianapolis, IN 46204

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