

2015 069509

2015 OCT 13 AM 9:53

MICHAEL B. BROWN
RECORDER

**ESTOPPEL AFFIDAVIT AND AGREEMENT FOR
CONDITIONAL DELIVERY OF DEED**

THIS AFFIDAVIT, made this 26th day of MARCH, 2015, by Cesar Francisco Sanchez, hereinafter referred to as Grantor, in favor of Banco Popular North America, hereinafter referred to as Grantee.

WITNESSETH:

That Grantor executed and delivered a certain Promissory Note secured by a mortgage duly recorded on September 19, 2007, as Instrument Number 2007-049682 of Lake County Records, covering the real property described in the deed of even date herewith. Grantor has defaulted in payments due on said Note on which \$141,627.80 plus interest is at present due and outstanding, and Grantor is unable to meet the obligation of said note and mortgage according to the terms thereof.

**This Document is the property of
the Lake County Recorder!**

That Grantor is the party who made, executed, and delivered a certain deed to Grantee, of even date herewith. 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 said real estate, together with all buildings thereon and appurtenances thereunto belonging and appertaining, in and to said real estate and also convey, transfer and assign the Grantor's rights of possession, rentals and equity of redemption in and to said premises. The value of said real estate is not in excess of the amount of said indebtedness outstanding and in consideration of the premises hereof and in consideration of such conveyance, Grantor represents and understands that Grantor has no pending agreements to convey the premises to any party other than Grantee, and that the deed to Grantee referred to herein is intended to convey a marketable title free and clear of liens or encumbrances other than real estate taxes.

Said deed was given voluntarily by Grantor to Grantee in good faith on the part of Grantor, without any fraud, misrepresentation, duress or undue influence whatsoever, or any misunderstanding on the part of the Grantor and was not given as a preference against any other creditors of Grantor. No merger of the mortgage recorded as Instrument Number 2007-049682 of Lake County Records is intended. Said deed of conveyance shall not restrict the right of Grantee to institute foreclosure proceedings on said mortgage if Grantee desires, but the conveyance by said deed shall be, and hereby is, intended and understood to be an absolute

2 pds
\$15 m.c.
30032373
30032374

conveyance and an unconditional sale, with full extinguishment of Grantor's right, title and interest of every character in and to said property. Grantor agrees to execute such further documents as may be necessary to complete said conveyance.

The legal description of the property being conveyed is:

The following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 7 in Block 1 in Ellendale First Addition to the Town of Highland, as per Plat thereof, recorded in Plat Book 32, Page 78, in the Office of the Recorder of Lake County, Indiana.

Subject to any/all easements, restrictions, building set back lines and conditions of record, if any.

This Affidavit has been made for the protection and benefit of Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described herein, and shall bind the successors and assigns of the undersigned.

IN WITNESS WHEREOF, Grantor has set his/her/its hand this 26th day of MARCH, 2015.

STATE OF NEW JERSEY
COUNTY OF SOMERSET

Document is NOT OFFICIAL
Cesar Francisco Sanchez
HERNANDO DIAZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 24, 2017

IN TESTIMONY WHEREOF, I have hereunto signed my name and affixed my official seal this 26th day of MARCH, 2015.

Notary Public

This Instrument prepared by:
Tina Woods
Weltman, Weinberg & Reis Co., L.P.A.
525 Vine Street, Suite 800
Cincinnati, Ohio 45202
800-910-4249
WWR#10134435



Return Recorded Documents To:
A.S.K. Services, Inc.
42180 Ford Rd., Suite 101
Canton, MI 48187

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. -Tina Woods