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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 035748

2016 JUN -9 AM 8:40

MICHAEL B. BROWN
RECORDER

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH, that **Deborah K. Allison** (hereafter referred to as the "Grantor") of Lake County, in the State of Indiana, conveys to **WestVue NPL Trust II**, in consideration for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:



Lot 240 in Southbrook, Unit No. 3, as per plat thereof, recorded October 14, 1975 in Plat Book 45 page 106, and as amended by Certificate of Correction recorded November 21, 1975 as Document No. 326893, in the Office of the Recorder of Lake County.

Commonly known as 7603 Hendricks Street, Merrillville, IN 46410. (hereafter referred to as "Real Estate").

This deed is given subject to all easements, assessments, restrictions, agreements, liens, tax liens, mortgages, encumbrances and judgments of record against the Real Estate.

Grantor states that Grantee may take complete possession of the Real Estate immediately.

Grantor further states that Grantor and any other tenants of the Real Estate shall vacate the Real Estate upon execution of the deed; failure to vacate the Real Estate shall render this deed invalid.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 08 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 201.00
CASH _____ CHARGE _____
CHECK# 123869
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY MB

003186

E

This deed is in lieu of foreclosure AND SATISFIES ONLY a mortgage in the original principal amount of One Hundred Nine Thousand Two Hundred Dollars and Zero Cents (\$109,200.00) from Grantor in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Novastar Mortgage, Inc., dated the 2nd day of August, 2007, and recorded in the Office of the Recorder of Lake County, Indiana on the 14th day of August, 2007, as Instrument No. 2007-065968 and the indebtedness thereby secured.

It is the intention of Grantor and Grantee that the interest conveyed herein shall remain separate and distinct from the mortgage interests of the Grantee, and there shall be no merger of title as a result of the giving of this deed. Grantee retains the right to foreclose its mortgage on the Real Estate.

Grantor and Grantee acknowledge and agree that the delivery of this deed will not be accepted by the Grantee until (i) Grantee records this deed in the Office of the Recorder of Lake County, Indiana and (ii) Grantor vacates the Real Estate.

IN WITNESS WHEREOF, Grantor has executed this deed in lieu of foreclosure this 27
day of March, 2015.

"GRANTOR"

Deborah K. Allison
Deborah K. Allison

Before me, Augustine Lomax, this 27 day of March, 2015 appeared Deborah
K. Allison, and acknowledged the execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 27 day of March, 2015.

My Commission Expires: 8/12/15

Augustine Lomax
Notary Public

Residing in Lake County

Augustine Lomax
Printed Name

THIS INSTRUMENT PREPARED BY and Return Deed to:
John B. Flatt, NELSON & FRANKENBERGER, 3105 East 98th Street, Suite 170, Indianapolis IN 46280
(317) 844-0106

GRANTEE'S ADDRESS AND SEND TAX STATEMENTS TO:
WestVue NPL Trust II, c/o Longvue Mortgage Capital, Inc., 895 Dove Street, Suite 125, Newport Beach,
CA 92660

Pursuant to IC 36-2-11-15(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 – John B. Flatt