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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054182

2016 AUG -9 AM 11:00

MICHAEL D. BROWN
RECORDER

Mail Tax Bills To:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, Texas 75019

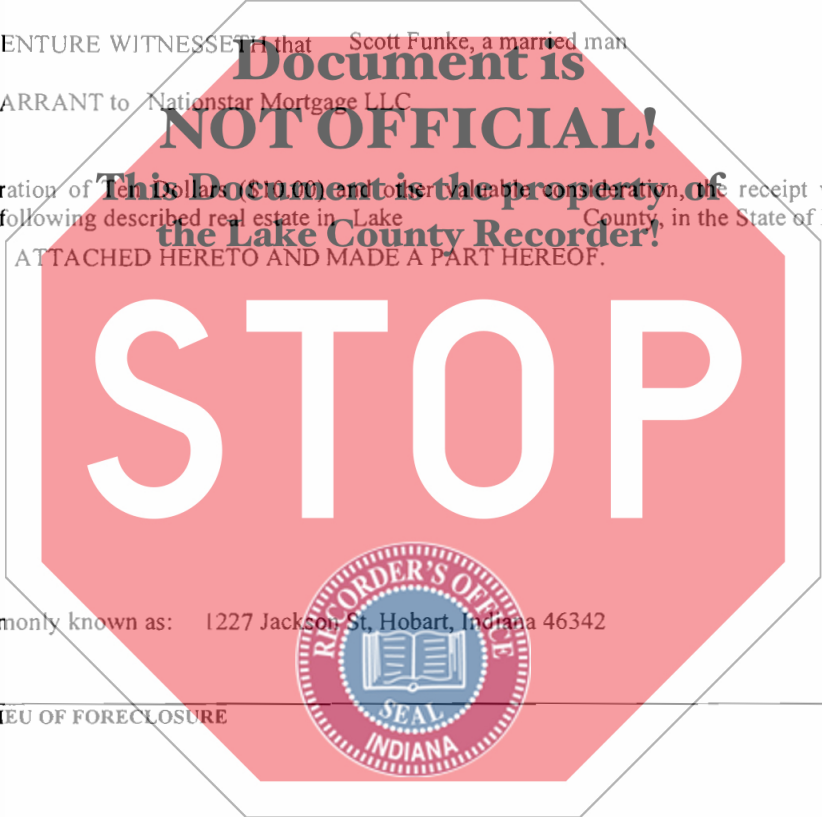
Tax Key No.: 45-09-29-480-003.000-018

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

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DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Scott Funke, a married man ("Grantor(s)")
CONVEY AND WARRANT to Nationstar Mortgage LLC ("Grantee");
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.



More commonly known as: 1227 Jackson St, Hobart, Indiana 46342

INDIANA DEED IN LIEU OF FORECLOSURE

Page 1 of 3

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 08 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

4413

E

2200

90880

JTB

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 22nd, 2006, in the original principal amount of \$ 90,000.00, recorded on June 30th, 2006, in Book N/A, Page N/A, Instrument No. 2006-056886 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.

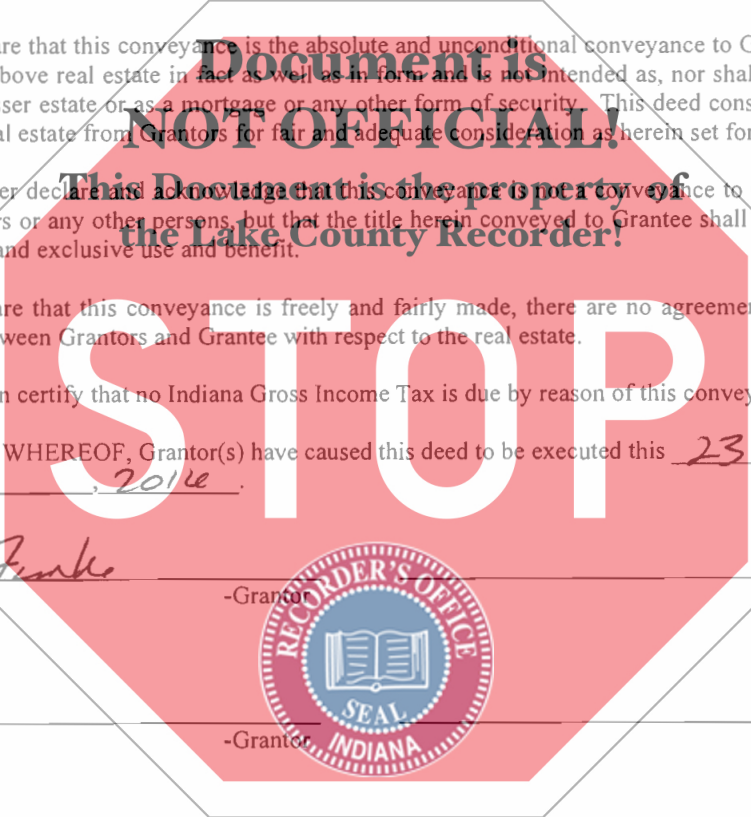
Grantors declare that this conveyance is freely and fairly made, there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to the real estate.

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 23 day of June, 2016.

Scott Funke
Scott Funke
410 Wayne St
Hobart, Indiana 46342
-Grantor

-Grantor



ACKNOWLEDGMENT

State of Indiana §
County of Lake §

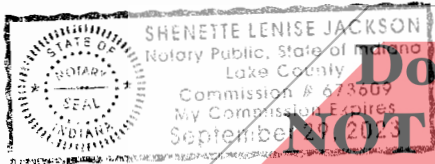
Before me, a Notary Public in and for said County and State, personally appeared
Scott Funke

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 23 day of JUNE, 2016.

(Seal)

Shenette Jackson
Notary Public



Type or Print Name of Notary
Shenette Jackson
County of Residence: Lake
My Commission Expires: 9/29/23

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

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

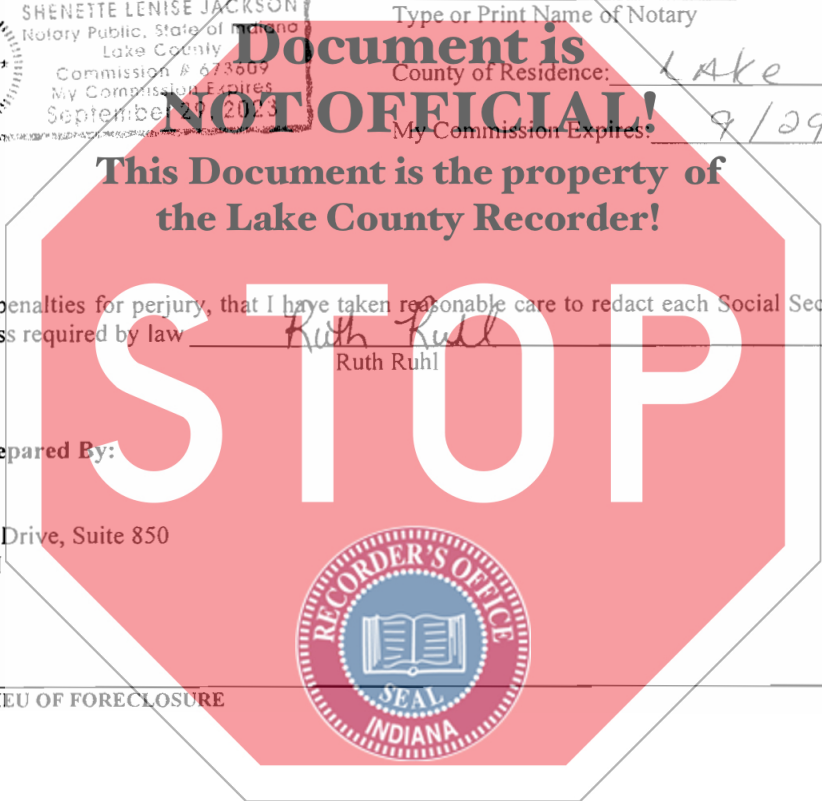


EXHIBIT A

**LOT NUMBERED 3 AND 4 AS SHOWN ON THE RECORDED PLAT OF CHASE NAGLE'S
ADDITION TO HOBART, RECORDED IN PLAT BOOK 2, PAGE 52, IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA.**

**Property Address:
1227 JACKSON ST
HOBART, IN 46342**

Tax ID: 45-09-29-480-003.000-018

