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STATE OF INDIANA  
LAKE COUNTY  
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MICHAEL B. BROWN  
RECORDER

**DEED IN LIEU OF FORECLOSURE**

REF133570602A

KNOW ALL MEN BY THESE PRESENTS, that **MICHAEL LEE, A SINGLE PERSON**, hereinafter called Grantor, for **\$239,058.98** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE CORPORATION**, whose mailing address is ONE HOME CAMPUS, MAC F2303-03R, DES MOINES, IA 50328, hereinafter called Grantee, and unto Grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of **LAKE**, State of Indiana, described as follows:

**LOT 327 IN SOUTHBROOK UNIT NO. 5, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 63 PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

ADDRESS: 7361-7367 BIGGER STREET, MERRILLVILLE, IN 46410

PARCEL NO.: 45-12-18-402-002.000-030

Being the same property conveyed to Michael Lee by Warranty Deed from Lighthouse Property Group, LLC, dated April 29, 2005, recorded May 9, 2005, in Instrument No. 2005 037194, in the Office of the Recorder of Lake County, Indiana.

To have and to hold the same unto the said Grantee's and Grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the Grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, Grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against Grantor on the obligations which are secured by the mortgage (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, Grantee shall not seek, obtain or permit a deficiency judgment against Grantor, Grantor's heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that Grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to Grantee.

Grantor does hereby assign and transfer to Grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of Grantee, Grantee's agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

**SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A"**

The true and actual consideration for this transfer consists of **\$239,058.98** and Grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantor as a party to a foreclosure action as stated above with respect to that certain mortgage executed on **09/15/2007**, by **MICHAEL LEE, UNMARRIED**, in favor of **WACHOVIA MORTGAGE CORPORATION**, and recorded **10/03/2007** as Instrument No. **2007 078829**, among the real property records in the Office of the Recorder of **LAKE** County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

031152

\$25  
CK#5287119  
GP



In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of June, 2017.

Michael Lee  
MICHAEL LEE

STATE OF TX )  
COUNTY OF Dallas ) SS.

Before me, a Notary Public in and for said County and State, personally appeared MICHAEL LEE, who acknowledged the execution of the foregoing Deed in Lieu of Foreclosure and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of June, 2017.



Corey D. Milsap  
Notary Public  
Printed Name: Corey Milsap  
County: Dallas  
My Commission Expires: Mar. 10, 2021



This instrument was prepared by  
JESSICA BECERRA, BC LAW  
1181 CALIFORNIA AVE., STE 175A  
CORONA, CA 92881

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. JESSICA BECERRA

Grantee's mailing address is ONE HOME CAMPUS, MAC F2303-03R, DES MOINES, IA 50328

After recording, return to: STEWART TITLE COMPANY, 601 CANYON DR, STE 100, COPPELL, TX, 75019



I/WE (THE GRANTORS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: June 15, 2017

*Michael Lee*  
MICHAEL LEE

Subscribed and sworn to before me this 15 day of June, 20 17.

(seal)

*Corey Milsar*  
Notary Public  
Printed Name: Corey Milsar  
County: Dallas  
My Commission Expires: Mar. 10, 2021

**Document is NOT OFFICIAL**  
This Document is the property of the Lake County Recorder!



**STOP**

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