

3

2017 064609

FILED FOR RECORD  
2017 SEP 25 AM 8:44  
MICHAEL B. BROWN  
RECORDER

PROPERTY RELEASE

This Property Release Agreement ("Property Release") is entered into on 02/15, 2017, by and between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2 and Jennifer A. Kandalec, a married woman ("Grantor" whether singular or plural).

1. Pursuant to a Deed in Lieu of Foreclosure from Grantor, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2 owns real property located at 239 Greiving St., Dyer, IN 46311 ("Property").
2. Grantor warrants and represents that Grantor is the owner of all personal property located at the Property.
3. Grantor agrees to vacate the Property no later than 2/28/17 ("Vacancy Date") and to leave the Property locked, in broom-swept condition, free of interior and exterior trash, debris, or damage. Grantor agrees to remove all personal property from the Property on or before the Vacancy Date.
4. Grantor agrees that THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2, its agents, successors, or assigns may dispose of any personal property remaining at the Property following the Vacancy Date in any matter. Grantor waives all rights, title, and interest to any remaining personal property and waives the benefits of any federal, state, or local laws pertaining to the disposition of personal property. Grantor further waives any rights to recovery of the personal property and waives any rights to recover charges or costs associated with the storage of personal property.
5. Grantor agrees that this Personal Property Release shall be enforceable by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE

- CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2, its successors, or assigns.
6. In consideration of the acceptance of a deed in lieu of foreclosure of the Property, Grantor hereby releases and holds harmless THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2 and its successors, representatives, agents, attorneys, Officers, Directors, employees, successors and assigns from any claim or liability, loss, cost, or expense, including reasonable attorney fees for any and all personal property left on the Property after the Vacancy Date.
7. Grantor agrees to indemnify, defend, and hold THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB2 harmless from any and all claims of any nature related to the personal property or the disposition of the personal property.

THE UNDERSIGNED HAS READ THE FOREGOING PERSONAL PROPERTY RELEASE AND UNDERSTANDS IT, AND HAS HAD THE OPPORTUNITY TO CONSULT WITH COUNSEL AND AGREES THAT ALL DOUBTS AND AMBIGUITIES IN CONNECTION WITH THIS PERSONAL PROPERTY RELEASE SHALL BE CONSTRUED IN FAVOR OF THE RELEASED PARTY.

[Signature Page Follows]

BCHH 16046687-DIL

\$ 25.00

✓ 12025841

E JB



GRANTOR(S):

Jennifer A. Kandalec  
Jennifer A. Kandalec

ACKNOWLEDGMENT

STATE OF INDIANA )  
 )  
COUNTY OF Lake )

This record was acknowledged before me on the 15 day of 02, 2017, by Jennifer A. Kandalec.

Angela Manfre  
Notary Public of the State of Indiana  
Angela Manfre

Notary Public Name (Printed)

My Commission Expires: 08/02/2020



Prepared under and with review by a licensed attorney in this state (without the benefit of title review). The preparer has not had contact with or provided advice to any party to this transaction. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this document should be sent to: BCHH, Inc., 181 Montour Run Road, Coraopolis, PA 15108.

Please return the deed to: BCHH, Inc., 181 Montour Run Road, Coraopolis, PA 15108



EXHIBIT A  
(Legal Description)

LOT NUMBERED 8 AS SHOWN ON THE RECORDED PLAT OF GREIVING ADDITION TO DYER  
RECORDED IN PLAT BOOK 20, PAGE 55, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,  
INDIANA.

BCHH 16046687-DIL

