

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 085702

2017 DEC 18 AM 9:26

MICHAEL B. BROWN  
RECORDER

**Mail Tax Bills To:**  
Nationstar Mortgage LLC d/b/a Champion Mortgage  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

**Tax Key No.:** 45-11-05-129-009.000-036

**After Recording Return To:**  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220



THIS INDENTURE WITNESSETH that Mordechai Erann and Pamela J. Erann, husband and wife  
CONVEY AND WARRANT to Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
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 BECOME A PART HEREOF.

More commonly known as: 105 Willow Ln, Schereville, Indiana 46375

Handwritten notes and signatures: "25", "OK, 123649498", and initials "AB".

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 November 4th, 2011, in the original principal amount of \$ 327,000.00, recorded on December 14th, 2011, in Book N/A, Page N/A, Instrument No. 2011-072185 and assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Book N/A, Page N/A, Instrument No. 2017-036333, 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 D/B/A CHAMPION MORTGAGE COMPANY

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 AND ANY OTHER DOCUMENTS 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.

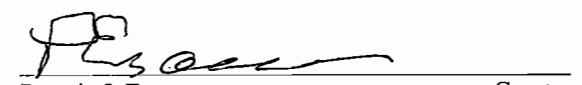
Grantors further declare and acknowledge that this conveyance is not a conveyance to Grantee in trust for or to the use of Grantors or any other persons, but that the title herein conveyed to Grantee shall be held by Grantee for and to its own sole and exclusive use and benefit.

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 6<sup>th</sup> day of NOVEMBER, 2017

  
\_\_\_\_\_  
Mordechai Erann -Grantor  
268 Brittany F  
Del Ray Beach, Florida 33446

  
\_\_\_\_\_  
Pamela J. Erann -Grantor  
268 Brittany F  
Del Ray Beach, Florida 33446

\_\_\_\_\_  
-Grantor

\_\_\_\_\_  
-Grantor

ACKNOWLEDGMENT

State of FLORIDA §  
County of PALM BEACH §

Before me, a Notary Public in and for said County and State, personally appeared Mordechai Erann and Pamela J. Erann

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 6<sup>th</sup> day of November, 2017.

(Seal)

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



Lenwall Joahrie Notary Public  
Type or Print Name of Notary  
County of Residence: BROWARD  
My Commission Expires: June 15<sup>th</sup> 2020

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

Loan No.: 747528  
Investor No.: 207591025

**EXHIBIT "A"**

SITUATED IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA:

LOT 56 IN PLUM CREEK VILLAGE, BLOCK ONE, TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 101, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA (KEY NO. 13-209-56)

TAX ID NO:  
45-11-05-129-009.000-036

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: HERSHAL O. BYRD AND PAULA BYRD, HUSBAND AND WIFE  
GRANTEE: MORDECHAIRAN ANJUMRANI, HUSBAND AND WIFE  
DATED: 10/05/1988  
RECORDED: 10/14/1988  
DOC#/BOOK-PAGE: 002341

ADDRESS: 105 WILLOW LN, SCHERERVILLE, IN 46375

