

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 07 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-514740
04/07/2022 09:31 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

PERSONAL REPRESENTATIVE'S DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH, that Sherrie M. Eaves, duly qualified and appointed Administrator for the Estate of Mary M. Paris, pursuant to a Court Order Authoring Deed In Lieu of Foreclosure entered on January 6, 2022 under case number 45C01-2112-ES-000239 in the Circuit Court of Lake County, Indiana County Department – Probate Division (hereafter collectively referred to as "Grantor"), conveys to Secretary of Housing and Urban Development (hereafter "Grantee"), for valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in the County of Lake, State of Indiana:

LOT 11, BLOCK 1, GLEN-ELLEN, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 35 IN LAKE COUNTY, INDIANA.

Commonly known as 7338 Monroe Ave., Hammond, IN 46324

**Parcel # 45-06-13-226-023.000-023
(hereafter referred to as "Real Estate").**

This Deed is given subject to all conditions, restrictions, and covenants of record; Real Estate taxes not yet due or payable; public, utility, and other easements of record; existing building lines and restrictions and any encroachments upon the subject Real Estate from adjoining properties.

By executing this Deed, Grantor intends to and shall release its equity, if any, in the Real Estate. This Deed is an absolute conveyance of all of Grantor's right, title, and interest in the Real Estate. Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of this Deed, Grantor was well seized of the Real Estate as a good and indefeasible estate in fee simple, and that Grantor and their heirs, executors, and assigns will warrant and defend said Real Estate, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands whatsoever. Grantor declares that this Deed is freely and voluntarily given and further acknowledges that they have waived any and all redemption rights and cure rights permitted by law.

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This Deed is in lieu of foreclosure AND SATISFIES ONLY (i) a mortgage in the original principal amount of One Hundred and Forty-Six Thousand, Two Hundred and Fifty Dollars, (\$146,250.00) from Thomas L. Paris and Mary M. Paris originally in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, dated the 31stth day of October, 2003, and recorded in the Office of the Recorder of Lake County, Indiana on the 25thth day of November 2003, as Instrument No. 2003-124734 and the indebtedness thereby secured, which was ultimately assigned to Grantee; and (ii) a second mortgage in the original principal amount of One Hundred and Forty-Six Thousand, Two Hundred and Fifty Dollars, (\$146,250.00) from Thomas L. Paris and Mary M. Paris originally in favor of Secretary of Housing and Urban Development, dated the 31stth day of October 2003, and recorded in the Office of the Recorder of Lake County, Indiana on the 25th day of November 2003, as Instrument No. 2003-124735 and the indebtedness thereby secured.

Grantee has obtained a title search and commitment dated January 26, 2022, which did not reveal any liens or encumbrances against the Real Estate other than Grantee's mortgages referenced above herein. In the event that a lien or an encumbrance attached to the Real Estate prior to the recordation of this Deed, Grantee reserves the right to initiate a foreclosure proceeding solely for purposes of extinguishing such lien or encumbrance, without involving, pursuing for any judgment or deficiency, or naming as a party in such foreclosure action either the undersigned Personal Representative or the Estate of the Grantor.

Thomas L. Paris died on May 11, 2019, survived by his wife, Mary M. Paris, who subsequently died on May 15, 2021.

IN WITNESS WHEREOF, Grantor has executed this Deed in Lieu of Foreclosure this

17 day of MARCH, 2022

"GRANTOR"

Sherrie M. Eaves

Sherrie M. Eaves, Personal Representative
for Estate of Mary M. Paris

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STATE OF INDIANA)

) SS: **ACKNOWLEDGMENT**

COUNTY OF LAKE)

Before me a Notary Public in and for said County and State, personally appeared Sherrie M. Eaves, Personal Representative for the Estate of Mary M. Paris, and acknowledged the execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 17th day of March, 2022.

My Commission Expires: 4-3-2022



Kellie L. Anderson
Notary Public

Residing in Lake County

Kellie L. Anderson
Printed Name

THIS INSTRUMENT PREPARED BY:

John B. Flatt
NELSON & FRANKENBERGER, LLC
550 Congressional Blvd, Suite 210,
Carmel, Indiana 46032
Telephone: (317) 844-0106

GRANTEE'S ADDRESS AND SEND TAX STATEMENTS TO:

Secretary of Housing and Urban Development
c/o Information Systems Networks Corp.
Shepherd Mail Office Complex
2401 NW 23rd Street, Suite 11D
Oklahoma City, OK 73107

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law, John B. Flatt.