

NOT AN OFFICIAL DOCUMENT

2023 5:44:7
10/11/2023 12:43 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

RELEASE OF MORTGAGE

This is to certify that for value received; the mortgage executed by **BENITA T. SANDERS-TAYLOR** ("Mortgagor") to **Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as a nominee for NEW DAY FINANCIAL LLC** ("Mortgagee"), dated 11/21/2022, and recorded 12/8/2022, as Instrument No. 2022-548779, in the Office of the Recorder of LAKE County, State of Indiana, is hereby released.

This instrument was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, the undersigned has executed this Release of Mortgage on behalf of Mortgagee this 18th day of October, 2023.

Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as a nominee for NEW DAY FINANCIAL LLC

Crystal Raines
(Signature)

By: Crystal Raines

Title: Chief Compliance Officer

State of Maryland

County of Baltimore) SS

Before me, a Notary Public in and for said County and State, personally appeared Crystal Raines on behalf of **Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as a nominee for NEW DAY FINANCIAL LLC**, who acknowledged the execution of the foregoing Release of Mortgage.

WITNESS my hand and Notarial Seal this 18 day of October, 2023.
(SEAL)

Michael Francis Strott
NOTARY PUBLIC
PRINTED NAME: Michael Francis Strott
MY COMMISSION EXPIRES: October 1, 2025

This Instrument Prepared By:
JOHN H PAPASTRAT, ESQ.
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

MICHAEL FRANCIS STROTT
Notary Public - State of Maryland
Baltimore County
My Commission Expires Oct 1, 2025

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. JOHN H PAPASTRAT, ESQ.

Recordation Requested By/Return to:
AMERICAS TITLE CO.
1 PENN CENTER WEST, SUITE 204
PITTSBURGH, PA 15276
File No. 5124876

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA:

THE SOUTH 100 FEET OF LOT 22 IN CARVER SMALL FARMS SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 66 IN THE OFFICE OF THE RECORDER OF LAKKE COUNTY, INDIANA. THE ADDRESS OF SUCH REAL ESTATE IS COMMONLY KNOWN AS 2209 LOUISIANA STREET GARY, INDIANA 46407

BEING THE SAME PROPERTY AS CONVEYED TO BENITA T. SANDERS-TAYLOR, MARRIED, AS THE SOLE TENANT FROM BENJAMIN A. SANDERS, MARRIED BY THAT DEED DATED 12/28/2018 AND RECORDED 12/28/2018 IN INSTRUMENT NUMBER : 2018 089959 IN THE LAKE COUNTY RECORDS.

PARCEL ID(S): 45-08-15-230-012.000-004