

MAIL TAX BILLS TO:  
2714 W. Ridge Road  
Hobart, Indiana 46342

3 8/20

CH Form 391(Indiv.)  
Rev. 3/22/84

REO No. : 2309-C  
FNMA No.: 1-13-009333-5

791485

SPECIAL WARRANTY DEED

LAWYERS TITLE INS. CORP.  
7395 BRADWAY  
MERRILLVILLE, IND. 46410

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States having its principal office in the City of Washington, D.C. hereinafter referred to as the Grantor, and James A. Brazil, a single person, 2714 W. Ridge Road, Hobart, Indiana, hereinafter called Grantee:

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to their heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land situated in the County of Lake, City of Hobart, and State of Indiana, described as follows:

Lot 25 and the Northwesterly 1/2 of Lot 24 in Block 1 in Ridgelawn Subdivision, as per plat thereof, recorded in Plat Book 20, page 58, in the Office of the Recorder of Lake County, Indiana.

Subject to taxes and special assessments.

#18-128-26

And Grantor, for itself and its successors does covenant, promise and agree, to and with the said Grantee, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and forever defend.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (Fannie Mae) is exempt from all taxation imposed by any state, county, municipality, or local taxing authority (except for real property taxes). Thus, Fannie Mae is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c)(2).

No Indiana Gross Income Tax is due or payable in respect to the transfer made by this instrument.

Date: December 15, 1984

Witnessed: (Michigan and Ohio properties Only)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Edward W. Wendell  
Assistant Vice President

Barbara Zwijacz  
Assistant Secretary

**DULY ENTERED  
FOR TAXATION**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    ) James O. [Signature]  
                          ) **AUDITOR LAKE COUNTY**

Miriam C. Grab  
Miriam C. Grab, Notary Public

My commission expires: February 11, 1986.

This instrument was prepared by Conrad M. Mulvaney, Federal National Mortgage Association, One South Wacker Drive, Chicago, Illinois 60606.

STATE OF ILLINOIS, NO. 1  
JUDICIAL COUNCIL  
RECORDED  
FEB 16 9 39 AM '85

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