

2

REO No: CO6E836

### SPECIAL WARRANTY DEED

This Deed is from **Fannie Mae a/k/a 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. ("Grantor"), to **Kerusso Real Estate, LLC**, and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **LAKE** and state of Indiana, described as follows (the "Premises"):

**Lots 7, 8 and 9 in Block 3 in Hosford Park, as per plat thereof, recorded in Plat Book 3, page 27, in the Office of the Recorder of Lake County, Indiana 4516 Garfield Street, Gary, Indiana 46408**

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 20,132.40 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$20,132.40 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.**

**THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

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

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor 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: May 18<sup>th</sup>, 2007

**STOP**

Document is the property of  
Lake County Recorder

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 25 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

013506  
 20071100119110  
 STATE OF INDIANA  
 LAKE COUNTY RECORDER  
 PUBLIC RECORDS

006889 \$ 19  
 TI  
 CA  
 11745

**TICOR MO**

920069729

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

STATE OF TEXAS)

) SS

COUNTY OF DALLAS )

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 18th of May, 2007 by Teresa M. Foley of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

