

2008 065702

2008 SEP 19 AM 8:51

MICHAEL A. BROWN
RECORDER

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REO No: C08A784

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 Albert Ace Elkins, Jr. and Cyntina Elkins, (grantees) 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 State of Indiana, described as follows (the "Premises"):

Lot 13, Block 1, Glen-Ellen, City of Hammond, as shown on Plat Book 20, page 35, Lake County, Indiana.

Commonly known as 7344 Monroe Avenue, Hammond, IN 46324

Tax ID: 26-33-0167-0013 *Grantee Address*
now 45-06-13-226-0167
025.000-023

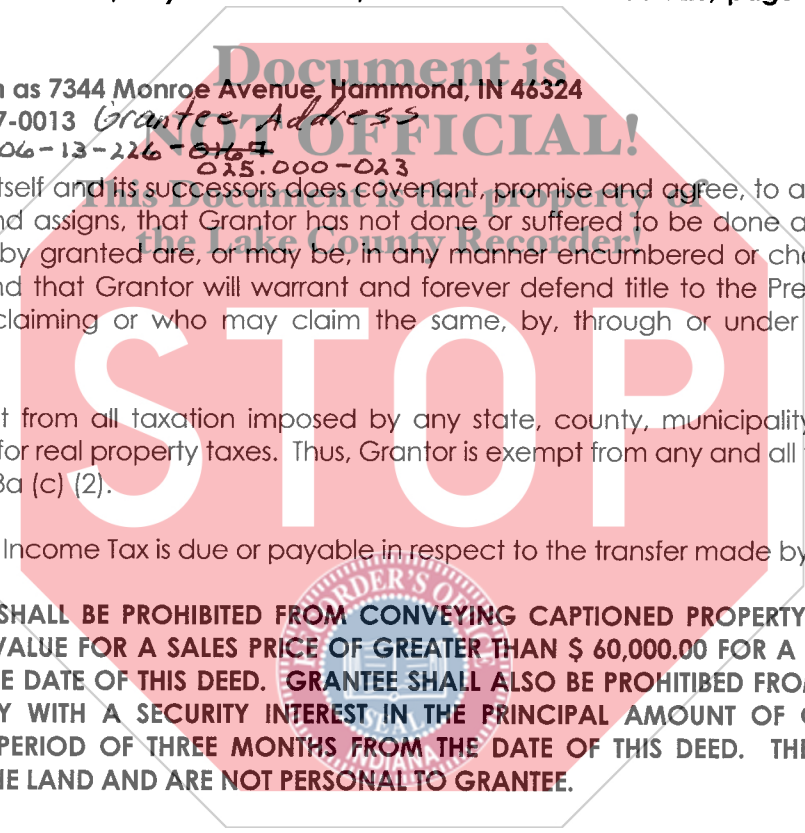
And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and 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."

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 60,000.00 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 \$ 60,000.00 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.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 17 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

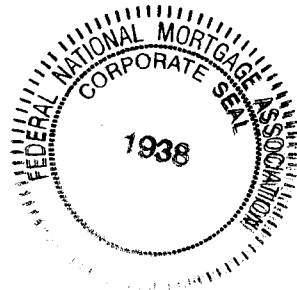
ddm
18.00
65930 FF
D.V.
1.00

Date: July 1, 2008

FANNIE MAE a/k/a
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Michael Simmons
Assistant Secretary

By: [Signature]



Attest: _____

[Signature] Heidi Jones
Vice President

STATE OF TEXAS)

) SS
)

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this 1st day of July, 2008 by Heidi Jones of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]

Notary Public

Document is NOT OFFICIAL!
This Document is **NOT** the Lake County Recorder's Office!
DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07-31-10

Send Deed and Tax Bills to grantee at address shown below:

1344 Monroe Ave, Hammond IN 46324

When recorded, please return to:

Title One
8310 Allison Pointe Blvd., Suite 101
Indianapolis IN 46250

Prepared by

[Signature] Heidi A. Jones
Fannie Mae
International Plaza II
14221 Dallas Parkway, Suite 1000
Dallas, Texas 75254-2916



I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

[Signature]
(name printed, stamped or signed)

File# 2008-8810