

STAVE OF MIDIANA LAKE COUNTY FILED FOR RECORD

2008 075072 2009 NOV - 3 AM 10: 31

MICHAEL A. BROWN RECORDER

REO No: C08J378

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 **Tamara Poniatowski and Kenneth R. Poniatowski**, (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 9, Block 12, in Lloyd's Deepriver Subdivision, as shown in Plat Book 22, Page 71, in Lake County, Indiana.

Commonly known as: 4223 Cosner Avenue, Lake Station, IN 46405
Parcel ID: 35-50-0260-0009

State Tax ID: 45-08-24-205-008,000-020

This Document is the property of

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 \$37,200 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHITIBED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$37,200 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

OCT 3 1 2008

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 200

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Date: 10-17-2008	
FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION	
By:	N. Pour
Attest:	
STATE OF TEXAS) SS	
COUNTY OF DALLAS) SS	
The foregoing instrument was acknowledged before me, a notary public commissioned in Dal County, Texas, this 1212 day of Oct., 2008 by Lucture Succession & United States Corporation, behalf of the corporation.	
NOT OFF COLLEEN M-LISTON Notary Public, State of Texas Powny Commission Expires	
Notary Public the Lake Count Cotober 27, 2011	
Send Deed and Tax Bills to grantees at the following address (Grantees' Mailing Address):	
10259 New HAMPSHIRE ST CROWN POINT, W 46307	
When recorded, please return to: Title One 8310 Allison Pointe Blvd., Suite 101 Indianapolis IN 46250	
Prepared by 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.

(name printed, stamped or signed

File Number: 2008-9342