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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 036001

2009 MAY 28 AM 11:59

MICHAEL A. BROWN  
RECORDER

REO No: C08F658

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 **Cavender Properties, LLC**, (Grantee) and to Grantee's heirs and assigns.

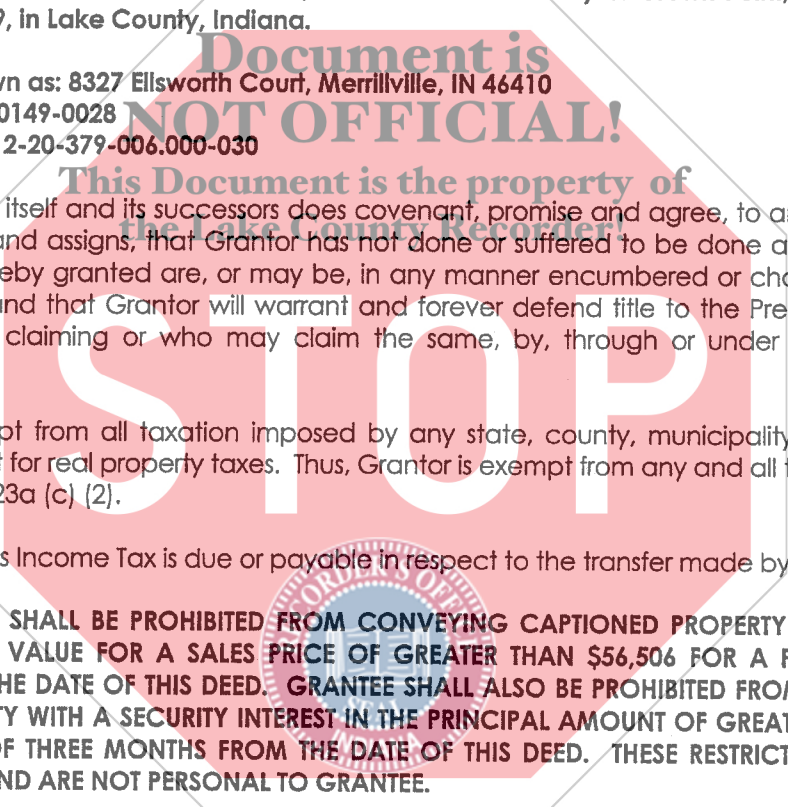
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated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

**Lot 185, Independence Hill Third Addition, an Addition to the City of Crown Point, as shown in Plat Book 24, Page 69, in Lake County, Indiana.**

Commonly known as: 8327 Ellsworth Court, Merrillville, IN 46410

Parcel ID: 08-15-0149-0028

State Tax ID: 45-12-20-379-006.000-030



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 \$56,506 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 \$56,506 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.**

209

✓ #26026  
1800

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

1/33

MAY 28 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

009670

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Date: 5/15/2009

FANNIE MAE a/k/a  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

By: \_\_\_\_\_

MICHAEL SIMMONS

Attest: \_\_\_\_\_

Teresa M. Foley

STATE OF TEXAS

COUNTY OF DALLAS

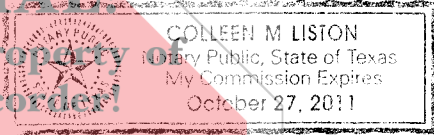
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The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this 15 day of May, 2009 by Michael Simmons of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!



Send Deed and Tax Bills to grantee at the following address (Grantee's Mailing Address):

127 N Broad St GRIFFITH, IN 46319

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: 2008-9141