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**REO No: C08P739** 

## 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 (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"):

Abstract of Titles to Lot #10, Block #2 in the Oak Grove Subdivision in the City of Hammond, as shown in Plat Book 20, Page 7C in the Recorder's Office of Lake County, Indiana. ocume1

Commonly known as: 7431 Beech Avenue, Hammond, IN 46324

Parcel ID: 26-35-0166-0010

State Tax ID: 45-07-18-228-009.000-023

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

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 \$ 17,880.00 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 \$ 17.880.00 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.

> THEY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> > MAY 28 2009

**PEGGY HOLINGA KATONA** LAKE COUNTY AUDITOR DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2009/

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

009699

Date: 4/13/09
FANNIE MAE a/k/a FEDERAL NATIONAL MORTGA OF THE ASSOCIATION.
By: MICHAEL SIMMONS
Attest: Diane E. Sanders
STATE OF TEXAS ) ) SS
COUNTY OF DALLAS
The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this day of April, 2009 by Michael Simpron S, of Federal National Mortgage Association, a United States Corporation, on
Dehalf of the corporation.  OFF  COLLEEN M. LISTON  Notary Public State of Texas  October 27, 20 N
Notary Public  the Lake County  Crober 27, 2011
Send Deed and Tax Bills to grantee at mailing address shown below:
127 N. Broad, 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# 2008-9814