

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 065734

2009 SEP 28 AM 10:28

MICHAEL A. BROWN
RECORDER

Mail Tax Statements:

Keith M. Cowling and Michelle R. Cowling
Mailing Address: 8928 Fairbanks St.
Crown Point IN 46307

Grantee's Address:

8928 Fairbanks St.
Crown Point IN 46307

Parcel #: 45-12-18-453-018.000-030

SPECIAL WARRANTY DEED

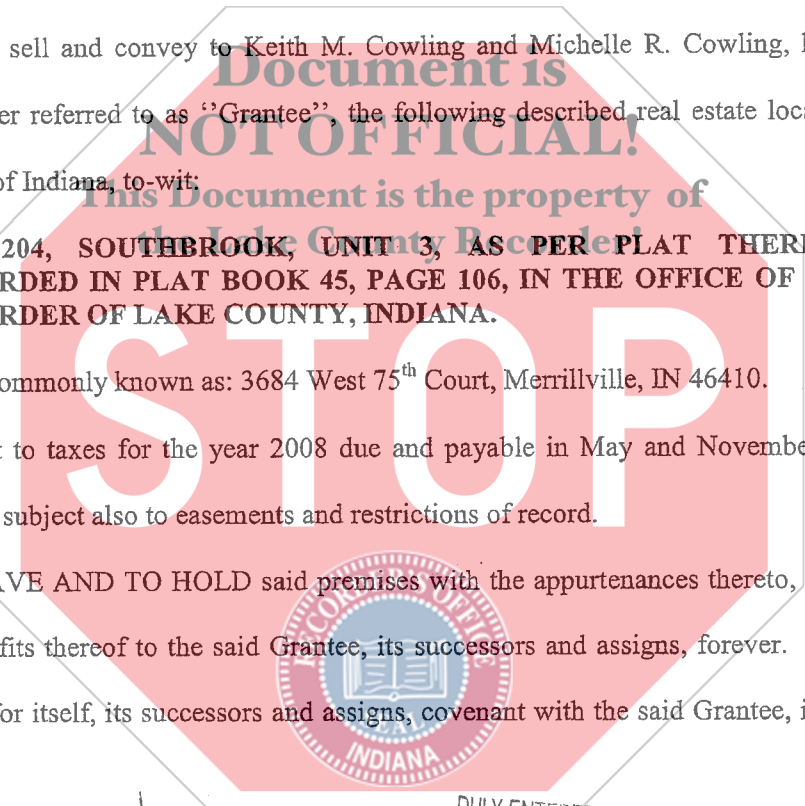
KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Keith M. Cowling and Michelle R. Cowling, husband and wife, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 204, SOUTHBROOK, UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 106, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as: 3684 West 75th Court, Merrillville, IN 46410.

Subject to taxes for the year 2008 due and payable in May and November, 2009, and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors and assigns, forever. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

E 016699

102
✓ #84886
22-
RB

and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due and payable in May and November, 2009 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

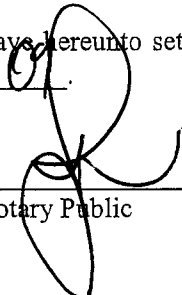
And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

DEED RESTRICTION:

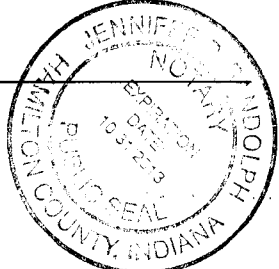
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$96,000.00 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$96,000.00 FOR A PERIOD OF THREE (3) 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.

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 21
day of September, 2009.



Notary Public



My Commission Expires: _____
My County of Residence: _____

→ Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (09009075)

This instrument prepared by Douglas J. Hannoy, Attorney at Law.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

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

Jennifer D. Armes
Printed: _____

Jennifer D. Armes

