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2009 082638

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 DEC 14 AM 9:50

MICHAEL A. BROWN
RECORDER

Mail Tax Statements:

Daw
Douglas A. Wruck
Mailing Address: 1325 W ^{38th} Ave
Hobart, IN 46342
Parcel #: 45-09-30-104-001.000-018

Grantee's Address:

1325 W 38th Ave
Hobart, IN 46342

SPECIAL WARRANTY DEED

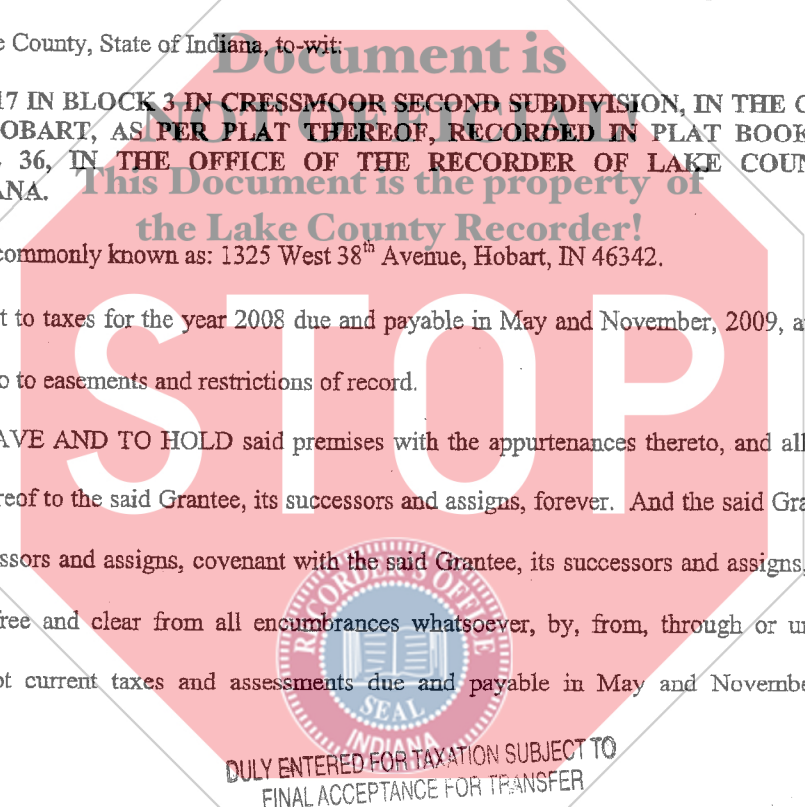
KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Douglas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

LOT 17 IN BLOCK 3 IN CRESSMOOR SECOND SUBDIVISION, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as: 1325 West 38th Avenue, Hobart, IN 46342.

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 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



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 10 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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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.

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 deliver this Deed; that the Grantor corporation has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this deed to be executed this 1st day of December, 2009.

Federal National Mortgage Association

By: 

SIGNATURE BARRON T. BARNES, PARTNER

FELWELL & HANNON PC
PRINTED ATTORNEYS IN FACT FOR

FEDERAL NATIONAL MORTGAGE ASS'N
TITLE

Inst # 2009022730

STATE OF Indiana
COUNTY OF Madison) SS

Before me, a Notary Public in and for said County and State, personally appeared Burris Burnes the POF of Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 18 day of December, 2009



[Signature]
Notary Public

Document is NOT OFFICIAL!

My Commission Expires: [Signature]
My County of Residence: Madison

Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (90908666)

This instrument prepared by Douglas J. Hanno, 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.

Jennifer D. Armes
Printed: Jennifer D. Armes

