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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 012446

2011 MAR -3 AM 11:21

MICHELLE R. FAJMAN
RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, 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 EPM Properties LLC, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 8 IN BLOCK 7 IN BEVERLY, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as: 7933 Belmont Avenue, Hammond, IN 46324.
Parcel #: 45-07-17-356-008.000-023

Subject to taxes for the year 2010 due and payable in May and November, 2011, 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, 2011 and thereafter, and easements and restrictions of record, and that the

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 02 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

025793

AMOUNT \$ 22-
CASH _____ CHARGE _____
CHECK # 133522
OVERAGE 1
COPY _____
NON-COM _____
CLERK flm

E

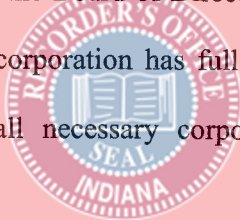
said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

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 BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$24,000.00 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 \$24,000.00 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 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.



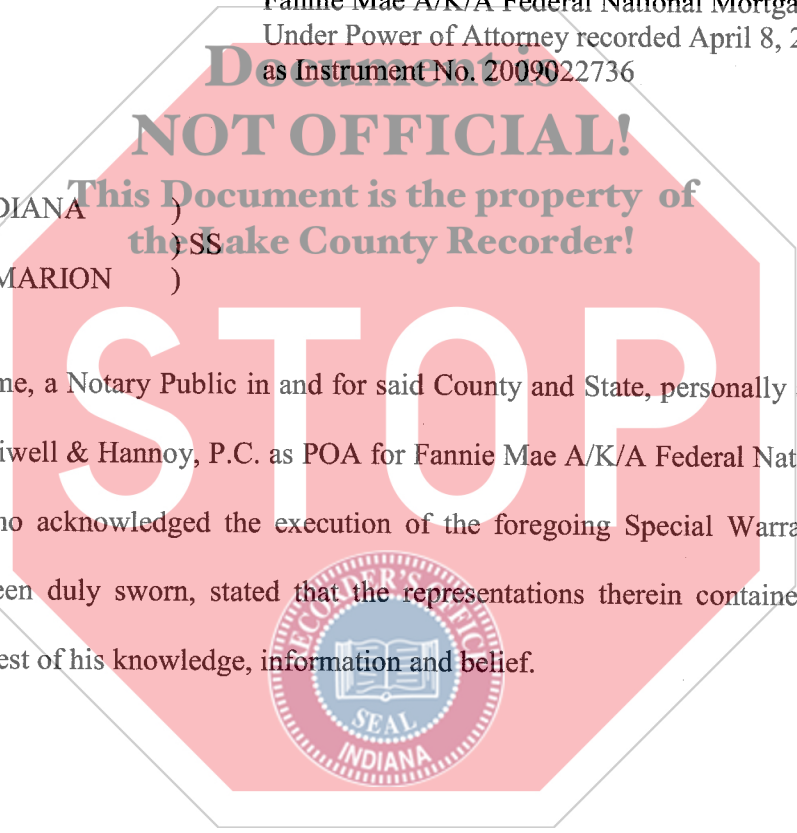
IN WITNESS WHEREOF, the said Fannie Mae A/K/A Federal National Mortgage Association has caused this deed to be executed this 15 day of February, 2011.

Fannie Mae A/K/A Federal National Mortgage Association



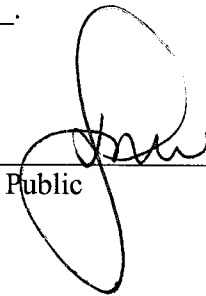
SIGNATURE
By Barry T. Barnes, Partner
Feiwell & Hannoy, P.C., Attorneys in Fact for
Fannie Mae A/K/A Federal National Mortgage Association
Under Power of Attorney recorded April 8, 2009
as Instrument No. 2009022736

STATE OF INDIANA)
) SS
COUNTY OF MARION)

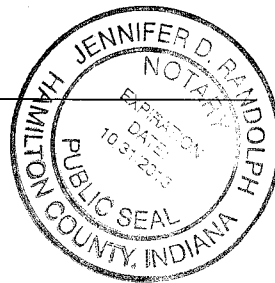


Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes of Feiwell & Hannoy, P.C. as POA for Fannie Mae A/K/A Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated 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 15
day of February, 20 11.



Notary Public



My Commission Expires: _____
My County of Residence: _____

Mail Tax Statements:

EPM Properties LLC

Mailing Address: 141 Matteson St
Dyer, IN. 46311

Grantee's Address:

141 Matteson St
Dyer IN. 46311

**This Document is the property of
the Lake County Recorder!**

This instrument prepared by Barry T. Barnes, 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.


Printed: Jennifer D. Sherrill

Return original deed to Statewide Title Company, Inc. Escrow Dept., 6525 East 82nd Street,
Suite 110, Indianapolis, IN 46250.
(10015310)

