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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 057227

2012 AUG 23 AM 11:33

M. J. JMAN  
RECORDER  
Tax ID No

45-08-34-332-006 000-004

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

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

**CONVEY(S) AND WARRANT(S) TO**

Eric L Griffin , for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit

The South 50 feet of Lot 13 in Block 7 in Broadway Gardens, in the City of Gary, as per plat thereof, recorded in Plat Book 19 Page 14, in the Office of the Recorder of Lake County, Indiana

Subject to Real Estate taxes now due and payable and thereafter

Subject to covenants, restrictions and easements of record

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$5,400 00 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 \$5,400 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

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise

This instrument is being executed under the authority granted by a Power of Attorney dated 10/21/08 and recorded 5/26/09 as Instrument Number 2009034819 in the office of the Recorder of Lake County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed, that Grantor 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 Grantor has executed this deed this 31 day of July, 2012

File #12-17897

HOLD FOR MERIDIAN TITLE

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2012

003403

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18-00  
MT  
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