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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 060332

2012 SEP -6 AM 9:04

MICHELLE R. FAJMAN
RECORDER

**SPECIAL WARRANTY DEED
(INDIANA)**

THE GRANTOR, **Federal National Mortgage Association**, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, Debra Ham, OF Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake **INDIANA**, TO WIT:

Lots 23 and 24, Rutz Addition to the City of Gary, as shown in Plat Book 9, page 9, Lake County, Indiana.

More commonly known as: 1563 Rutledge St., Gary, IN 46404

GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$11,400.00 FOR A PERIOD OF 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 \$11,400.00 FOR A PERIOD OF 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.

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID

PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 31 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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20.00
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GENERAL REAL ESTATE TAXES FOR THE YEAR 2011, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 20th DAY OF August, 2012.

Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact

BY: Jennifer D. McNair
Printed
Title Partner

Document is NOT OFFICIAL
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By: Mercer Belanger
as attorney in fact for
Fannie Mae,
aka Federal National
Mortgage Association

ACKNOWLEDGEMENT:

STATE OF Indiana)
COUNTY OF Marion)

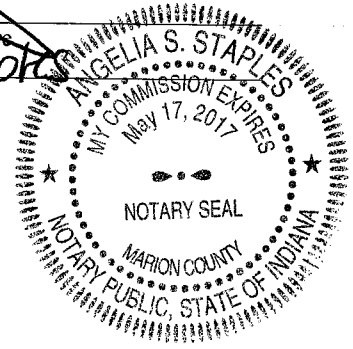
)SS:

POA #
2009-055839
8/12/09

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer D. McNair, PERSONALLY KNOWN TO ME AS THE Agent OF Federal National Mortgage Association., AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 20th DAY OF August, 2012.

NOTARY PUBLIC, Signature
Angella S. Staples
NOTARY PUBLIC-Printed



My Commission Expires: 5/17/17

PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger 111 Monument Circle, Suite 3400, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO: *1926 W. 12th Ave., Gary, IN 46404*

GRANTEES MAILING ADDRESS: *1926 W. 12th Ave., Gary, IN 46404*



AFTER RECORDING RETURN TO: Mercer Belanger 111 Monument Circle, Suite 3400, Indianapolis, Indiana 46204

