


STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 MAR -6 PM 12:33

MICHAEL B. BROWN
RECORDER

Commitment Number: 3122498
Seller's Loan Number: C121G92

2013 017103

After Recording Return To: 
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-26-176-019.000-018

SPECIAL WARRANTY DEED

Fannie Mae aka Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$9,655.00 (Nine Thousand Dollars and Six Hundred and Fifty-Five Dollars and no Cents) in consideration paid, conveys and warrants, with covenants of special warranty, to **Harbour Portfolio VII, LP**, hereinafter grantee, whose tax mailing address is **8214 Westchester, Suite 635, Dallas, TX 75225**, the following real property:

All that certain parcel of land situate in the County of Lake, State of Indiana, being known and designated as follows: **Lot 6, in Block 4, in the resubdivision of Block 2 to 8, inclusive, in Ridge Road Addition to Hobart, as per plat thereof, recorded in Plat Book 17, page 21, in the Office of the Recorder of Lake County, Indiana.**
Property Address is: 4055 MISSOURI ST, HOBART, IN 46342

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2012073214**

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 06 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

11137

18.00
70115

PP

Executed by the undersigned on 2-25, 2013:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: _____

Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 11/01/2012 in Doc. Number 2011060884

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 25 day of Feb, 2013, by Cherri Springer AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Mary M. Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

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.

Donna Barbour
By
DONNA BARBOUR
Print Name

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.