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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 017822

2013 MAR 11 AM 8:43

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal Home Loan Mortgage Corporation, 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 Investment Home Builders, LLC, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lots 4 and 5 in block 7 in the resubdivision of block 3, 7, and 8 in Indian Hills addition to Gary, as per plat thereof, recorded in plat book 21 page 16, in the office of the recorder of Lake County, Indiana.

More commonly known as: 812 Floyd Street, Gary, IN 46403.
Parcel #: 45-09-06-380-022.000-004

Subject to taxes for the year 2012 and payable in May and November, 2013, 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, 2013 and 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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 06 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

11116

AMOUNT \$ 20
CASH _____ CHARGE _____
CHECK# 188 / 64
OVERAGE 1.00
COPY _____
NON-CONF _____
DEPUTY aw

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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 Home Loan Mortgage Corporation has caused this deed to be executed this 21st day of February, 2013.

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FEDERAL HOME LOAN MORTGAGE CORPORATION


SIGNATURE

By Michael Ghosh, Attorney for Feiwell & Hannoy, P.C. for Federal Home Loan Mortgage Corporation by POA recorded February 9, 2004 as Instrument No. 2004-011215

MICHAEL GHOSH
PRINTED



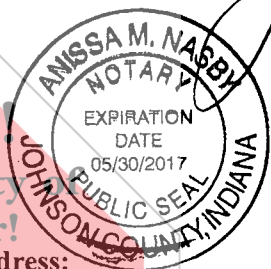
STATE OF IN)
) SS
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Michael Ghosh of Feiwell & Hannoy, P.C. as POA for Federal Home Loan Mortgage Corporation, 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 21st day of February, 2013.

Anissa M. Nashy
Notary Public

My Commission Expires: 5-30-2017
My County of Residence: Johnson



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Mail Tax Statements:

Investment Home Builders, LLC
Mailing Address: 2022 Matherhorn Ct
67226 Crown Point IN 46307

Grantee's Address:

8022 Matherhorn Court
67226 Crown Point IN 46307

This instrument prepared by Michael Ghosh, 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. -Michael Ghosh



Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (12007356)

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