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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 019477

2013 MAR 14 AM 8:57

MICHAEL R. BROWN  
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 Leonel Ruiz Guzman and Rocio G. Contreras, joint tenants with rights of survivorship, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

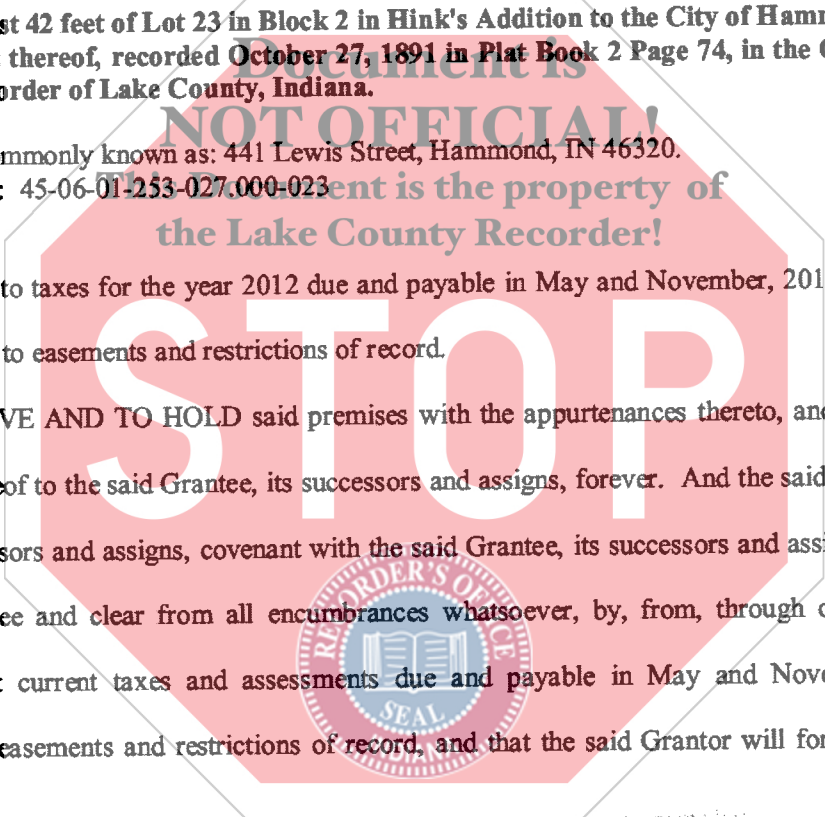
**The West 42 feet of Lot 23 in Block 2 in Hink's Addition to the City of Hammond, as per plat thereof, recorded October 27, 1891 in Plat Book 2 Page 74, in the Office of the Recorder of Lake County, Indiana.**

More commonly known as: 441 Lewis Street, Hammond, IN 46320.  
Parcel #: 45-06-01-253-027.000-023

**NOT OFFICIAL!**  
This document is the property of  
the Lake County Recorder!

Subject to taxes for the year 2012 due 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



JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

21643

MAR 13 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

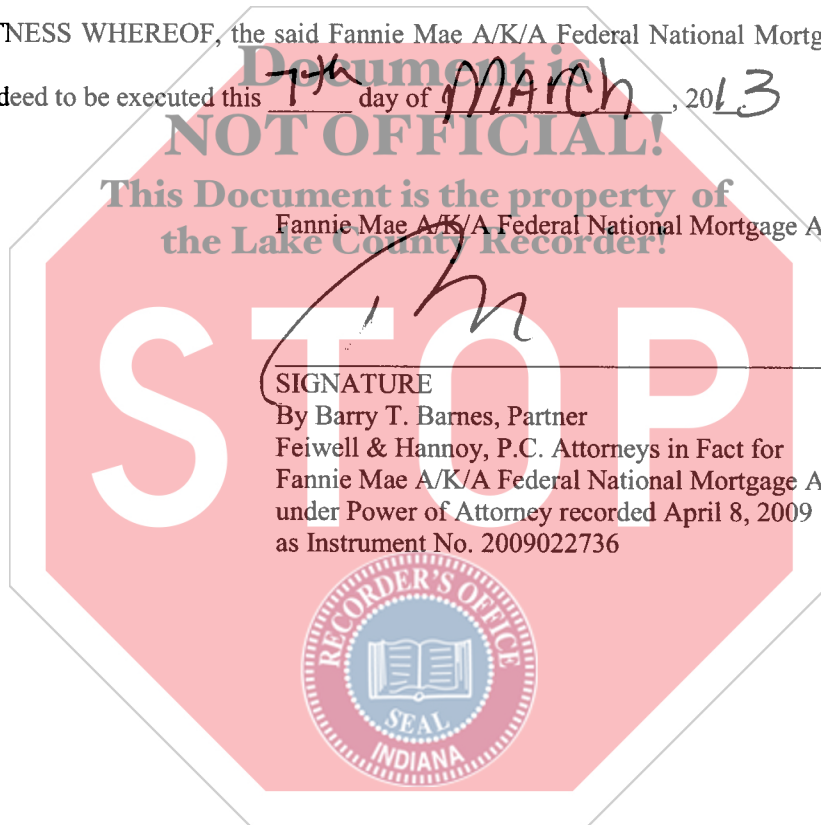
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defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

The undersigned person executing this Deed on behalf of said Grantor corporation represents and certifies that that he/she has been duly empowered and authorized 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 7<sup>th</sup> day of MARCH, 2013



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

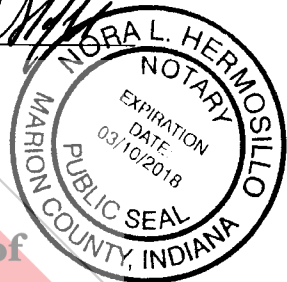


STATE OF INDIANA )  
 ) SS  
COUNTY OF MARION )

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 7<sup>th</sup> day of March, 20 13.

*[Handwritten Signature]*  
Notary Public



My Commission Expires: \_\_\_\_\_  
My County of Residence: \_\_\_\_\_

**Document is NOT OFFICIAL!**

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

**Mail Tax Statements:** Leonel Ruiz Guzman and Rosio G. Contreras  
Mailing Address: 441 Lewis St. Hammond IN 46320  
**Grantee's Address:** 441 Lewis St Hammond IN 46320

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.

*[Handwritten Signature]*  
Printed: Deborah Carpenter

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (12009895)

