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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 019479

2013 MAR 14 AM 9:11

MICHAEL B. BROWN  
RECORDER

File No: REO121749

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, that **Fannie Mae A/K/A Federal National Mortgage Association**, organized and existing under the laws of the United States of America, hereinafter "Grantor", whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereby Conveys and Specially Warrants to **William P. Roux, Alison L. Frak**, Grantees, for the sum of Forty Nine Thousand Five Hundred and 00/100 Dollars, \$49,500.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property located in Lake County, Indiana:

Apartment Unit No. 306, in the Building known as 2013 Porte De L'Eau Condominiums, a horizontal property regime, as per amended and restated declaration of condominium recorded April 18, 1985, as Document No. 799776 in the Office of the Recorder of Lake County, Indiana. Together with an undivided 0.4095% interest in the common areas and facilities appertaining thereto.

Subject to all liens, encumbrances and easements of record.

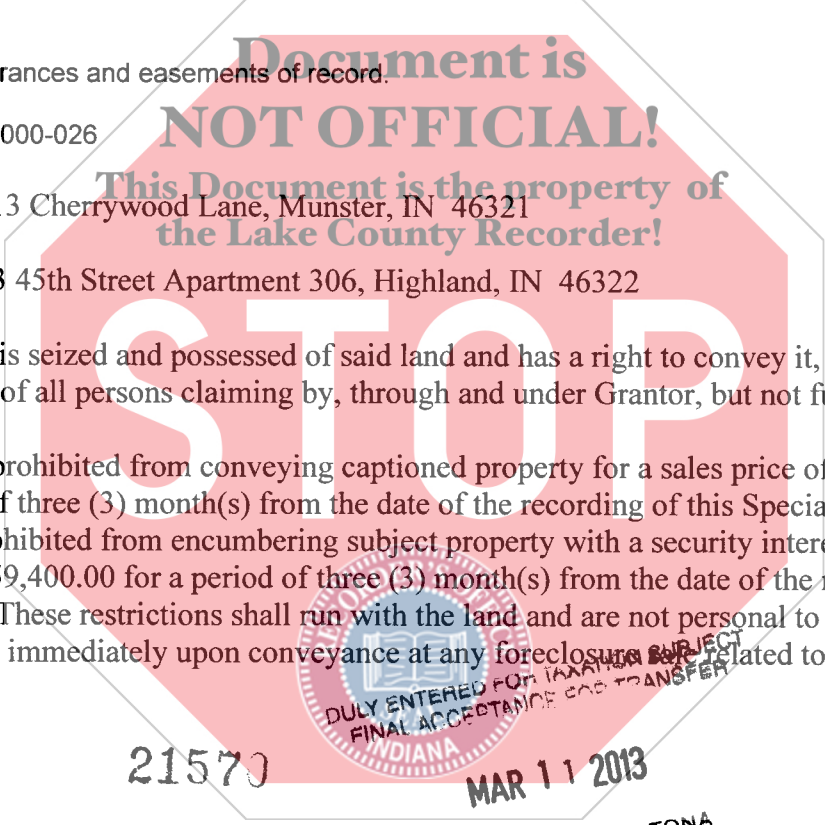
Parcel # 45-07-29-456-070.000-026

Grantee's Address is: 1913 Cherrywood Lane, Munster, IN 46321

Property Address is: 2013 45th Street Apartment 306, Highland, IN 46322

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through and under Grantor, but not further otherwise.

Grantees herein shall be prohibited from conveying captioned property for a sales price of greater than \$59,400.00 for a period of three (3) month(s) from the date of the recording of this Special Warranty Deed. Grantees shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$59,400.00 for a period of three (3) month(s) from the date of the recording of this Special Warranty Deed. These restrictions shall run with the land and are not personal to Grantees. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.



21570

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18.00  
10000  
34818  
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The undersigned persons executing this deed on behalf of the Grantor represent and certify that they are (a) duly elected officers of Grantor and have been fully empowered, by a proper resolution of the Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the Real Property described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed 28th day of February, 2013

GRANTOR  
Fannie Mae A/K/A Federal National Mortgage Association,  
organized and existing under the laws of the United States of America

By: Scott Brewer  
Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC  
Attorney in Fact, Pursuant to Power of Attorney Recorded as Instrument #  
2009 050003 of the Records of Lake County, Indiana.

STATE OF Ohio )  
COUNTY OF Hamilton ) ss:

Before me, a Notary Public in and for said County and State, personally appeared Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC, Attorney in Fact, for Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of the Grantor herein, and who, being duly sworn, stated that the representations therein contained are true.

Witness my hand and Notary Seal this 28th day of February, 2013



AMY NEAL BRADEN  
Notary Public, State of Ohio  
My Commission Expires  
August 15, 2016

Amy Neal Braden  
NOTARY PUBLIC

My County of Residence:  
Hamilton

I affirm under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

This Instrument Prepared by:  
April N. Pinder, Attorney at Law (29045-49)  
Reisenfeld & Associates, LPA, LLC  
3962 Red Bank Road, Cincinnati, Ohio 45227  
513-322-7000



Scott Brewer  
Scott Brewer

