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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 019967

2013 MAR 15 AM 10:15

MICHAEL J. GUNN

**SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of Eighteen Thousand Dollars (\$18,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto ARTHUR L. SVANE, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

The West 15 feet of Lot "F", and the East 18 feet of Lot "G", in R.W. Bellamy's Addition to Hammond, as per plat thereof, recorded in Plat Book 19 Page 20 in the Office of the Recorder of Lake County, Indiana

And commonly known as: 431 Mulberry Street, Hammond, IN 46324

Parcel No: 45-06-12-251-012.000-023

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record.

(hereinafter collectively and singularly referred to as the "Property").

**RESTRAINT ON ALIENATION:** This Deed of transfer is subject to the following restrictions:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$21,600.00 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$21,600.00 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THE RECORDING 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.

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 28<sup>th</sup> day of February, 2013, which Deed is to be effective on the date of conveyance, being the 4th day of March, 2013.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:

By: DOYLE LEGAL CORPORATION, P.C. WITH POWER OF ATTORNEY

By: 

Printed: Kurt V. Laker

Title: Attorney

Power of Attorney recorded as Instrument No. 2009000753 in the Lake County Recorder's Office

001443

NOT FULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 14 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 114614  
OVERAGE 1  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK *RM*

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STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State on this day personally appeared Kurt V. Laker, Attorney of DOYLE LEGAL CORPORATION, P.C., by Power of Attorney for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 28th day of February, 2013.

My Commission Expires:

May 10, 2017

  
Notary Public

My County of Residence:

Marion

Samantha K. Fuller  
Notary Public - Indiana  
County of Marion  
Printed Name My Commission Expires: May 10, 2017  
NOTARY PUBLIC  
SEAL  
INDIANA

↓  
Return Recorded Deed To:  
Total Title  
41 E Washington Street  
Suite 400  
Indianapolis, IN 46204

Send Tax Statements To:  
6811 W. 98th St.  
Chicago Ridge, IL  
60415

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

**STOP**

Grantee's Mailing Address:  
6811 W. 98th St  
Chicago Ridge, IL  
60415



This instrument prepared by Craig D. Doyle, Attorney at Law, DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. CRAIG D. DOYLE.