

4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 020143

2013 MAR 18 AM 8:42

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

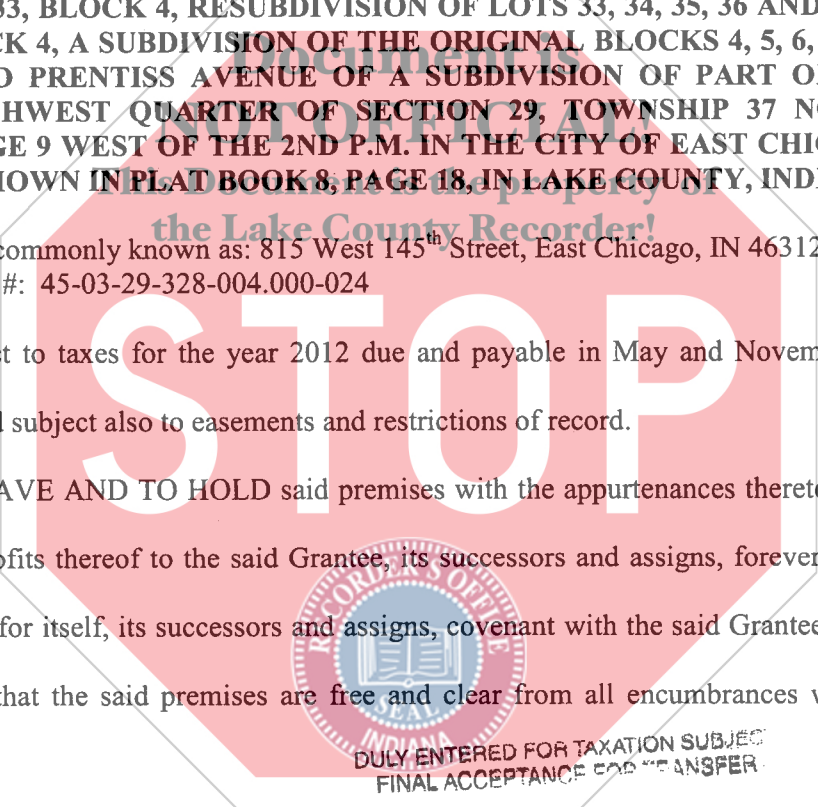
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Nelson S. Hernandez, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

**LOT 33, BLOCK 4, RESUBDIVISION OF LOTS 33, 34, 35, 36 AND 37, IN BLOCK 4, A SUBDIVISION OF THE ORIGINAL BLOCKS 4, 5, 6, 7 AND 9 AND PRENTISS AVENUE OF A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND P.M. IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 8, PAGE 18, IN LAKE COUNTY, INDIANA.**

More commonly known as: 815 West 145<sup>th</sup> Street, East Chicago, IN 46312.  
Parcel #: 45-03-29-328-004.000-024

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 from all encumbrances whatsoever, by,



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 13 2013

PEGGY HOLINGA KAICHA  
LAKE COUNTY AUDITOR

21697

# 22  
CR# 189358  
CA  
E

low

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 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.

**DEED RESTRICTION:**

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$19,200.00 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 \$19,200.00 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.**

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

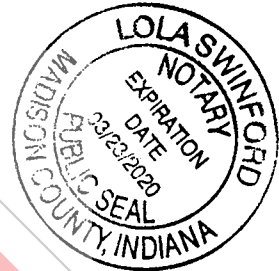


who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this LAH day of March, 20 13.

[Signature]  
Notary Public

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

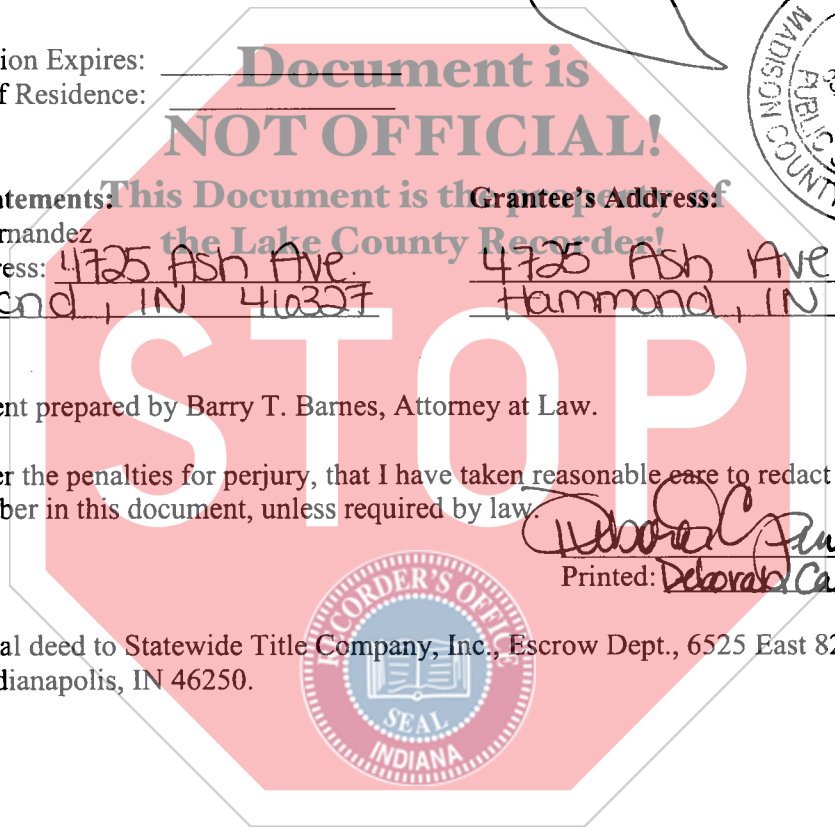


**Mail Tax Statements:**

Nelson S. Hernandez  
Mailing Address: 4725 Ash Ave.  
Hammond, IN 410327

**Grantee's Address:**

4725 Ash Ave.  
Hammond, IN 410327



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.

[Signature]  
Printed: Deborah Carpenter

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (13000678)

[Faint handwritten notes]