

2

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 027809

2013 APR 18 AM 9: 29

MICHAEL B. BROWN
RECORDER

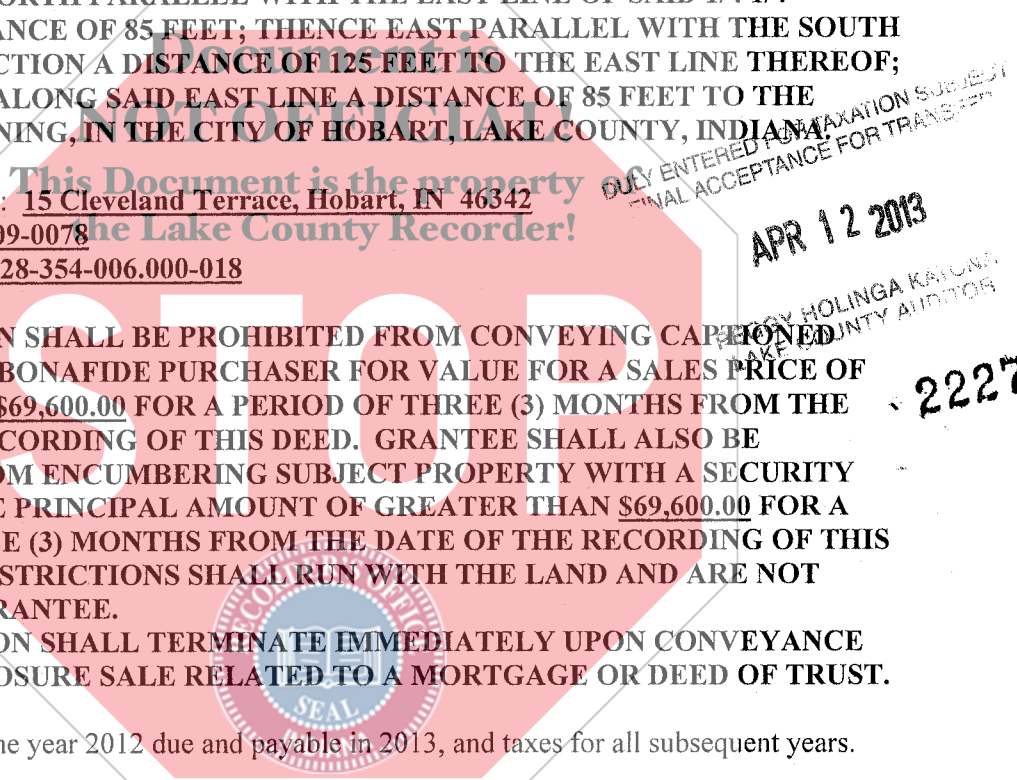
CI21RD6 - 1700881596
FF #11-0320F-REO

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Fannie Mae**, (Grantor), CONVEYS AND WARRANTS to **Jack Swims**, (Grantee), Grantee's mailing address: 7681 W. Mill Court, Hobart, IN 46342, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 740 FEET TO THE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 125 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 85 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 125 FEET TO THE EAST LINE THEREOF; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

Commonly known as: 15 Cleveland Terrace, Hobart, IN 46342
Parcel ID: 27-17-0009-0078
State Tax ID: 45-09-28-354-006.000-018



GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$69,600.00 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 \$69,600.00 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.

Subject to taxes for the year 2012 due and payable in 2013, and taxes for all subsequent years.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer of the above described real estate. Grantor warrants the title to said property against the lawful claims of any and all persons claiming or to claim the same or any part thereof, through or under Grantor. The undersigned person executing this deed on behalf of Grantor represents and certifies that they have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporation 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.

18.00
113559
40
E

