STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2013 027809

2013 APR 18 AM 9: 29

MICHAEL B. BROWN RECORDER

C121RD6 - 1700881596 FF #11-0320F-REO

APR 12 2013

## 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; POINT OF BEGINNING, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA AVAILANCE FOR TRANSPORTER OF STREET TO THE 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

HOLINGAKAN GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPETONED INTY AND A PONA FIDE BUY OF A STATE OF THE PROPERTY TO A PONA FIDE BUY OF THE PROPERTY TO BUY OF THE BUY OF THE PROPERTY TO BUY OF THE BUY OF 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.

**IN WITNESS WHEREOF**, Grantor has executed this deed this 28<sup>th</sup> day of March, 2013, to be effective the 29th day of March, 2013.

Fannie Mae by its Attorney-in-Fact, Foutty & Foutty, LLP, Limited Power of Attorney to Execute Documents Recorded April 9, 2009, as Instr. #2009-023054

FOUTTY & FOUTTY, LLP

By:

Andrew M David, Attorney

David M Wilson, Notary Public

STATE OF INDIANA

**COUNTY OF MARION** 

Document is

Before me, a Notary Public in and for said County and State, personally appeared Andrew M. David of Foutty & Foutty, LLP, Attorney-in-Fact for Fannie Mae, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of March, 12013.

DAVID M WILSON SEAL

Notary Public, State of Indiana My Commission Expires Oct. 5, 2018

My Commission expires: 10/5/2018

County of Residence

Johnson

Send tax statements to: ( ) (a)

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This Instrument is prepared by Andrew M. David, 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." Andrew M. David