

4
4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 044607

2013 JUN 18 AM 9:00

MICHAEL D. 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 LA Homes, Inc., hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lots 13 and 14 in Block 6 in Morris Addition to Hammond, as per plat thereof, recorded in Plat Book 6 page 22, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 1019 East Ames Street, Hammond, IN 46320.
Parcel #: 45-07-06-328-020.000-023 & 45-07-06-328-021.000-023

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 and clear from all encumbrances whatsoever, by, 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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 17 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

13177

22-00
198474 E
i over
pp

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 31st
day of May, 2013.



VICKI S. WITT
Resident of Johnson County, IN
Commission Expires: October 4, 2014
Notary Public

Vicki S. Witt

My Commission Expires: _____
My County of Residence: _____

Mail Tax Statements:

LA Homes, Inc.

Mailing Address: 1019 E. Ames Street
Hammond IN 46320

Grantee's Address:

1019 E. Ames Street
Hammond IN 46320

**This Document is the property of
the Lake County Recorder!**

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.

Printed: _____

A. Nashby

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street,
Suite 110, Indianapolis, IN 46250.
(13001973-C)



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.

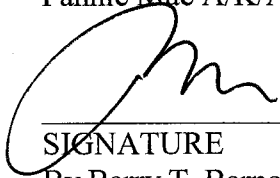
DEED RESTRICTION:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$12,000.00 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 \$12,000.00 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 estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Fannie Mae A/K/A Federal National Mortgage Association has caused this deed to be executed this 31 day of May, 2013

Fannie Mae A/K/A Federal National Mortgage Association



SIGNATURE

By Barry T. Barnes, Partner
Feiwell & Hannoy, P.C., Attorneys in Fact for
Fannie Mae A/K/A Federal National Mortgage Association
Under Power of Attorney recorded April 8, 2009
as Instrument No. 2009022736

STATE OF INDIANA)

COUNTY OF MARION)

NOT OFFICIAL!

**This Document is the property of
the Lake County Recorder!**

STOP

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes of Feiwell & Hannoy, P.C. as POA for Fannie Mae A/K/A Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

