

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 045365

2013 JUN 20 AM 8:46

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

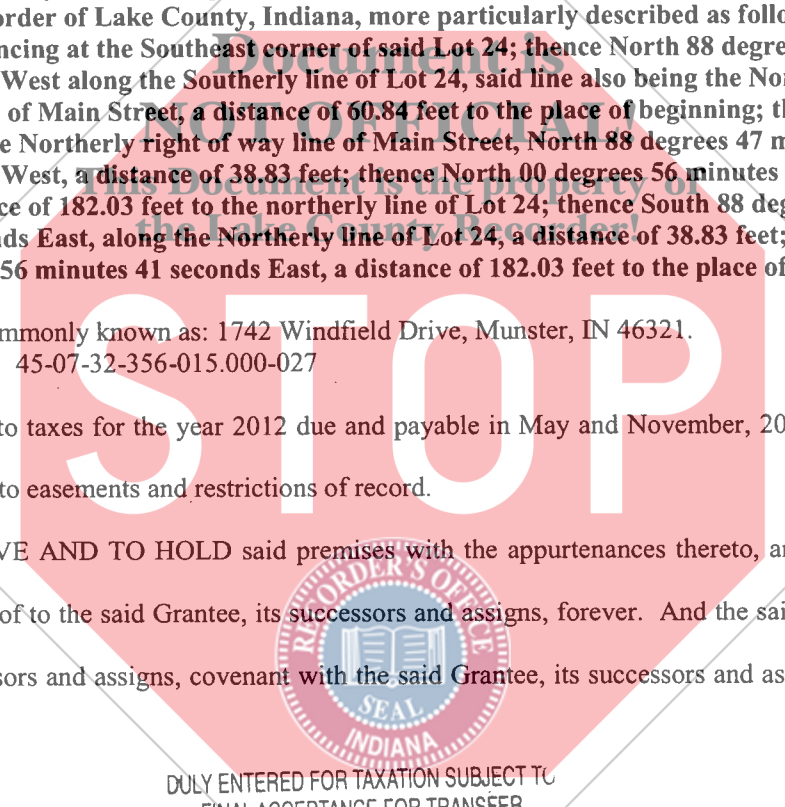
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which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

**Part of Lot 24, The Townhomes at White Oak Estates, Block 6, to the Town of Munster, Lake County, Indiana, as per plat thereof recorded in Plat Book 86, page 66, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Lot 24; thence North 88 degrees 47 minutes 30 seconds West along the Southerly line of Lot 24, said line also being the Northerly right of way line of Main Street, a distance of 60.84 feet to the place of beginning; thence continuing along the Northerly right of way line of Main Street, North 88 degrees 47 minutes 30 seconds West, a distance of 38.83 feet; thence North 00 degrees 56 minutes 41 seconds West, a distance of 182.03 feet to the northerly line of Lot 24; thence South 88 degrees 47 minutes 30 seconds East, along the Northerly line of Lot 24, a distance of 38.83 feet; thence South 00 degrees 56 minutes 41 seconds East, a distance of 182.03 feet to the place of beginning.**

More commonly known as: 1742 Windfield Drive, Munster, IN 46321.  
Parcel #: 45-07-32-356-015.000-027

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



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 19 2013

003671

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20.00  
198739  
POWER  
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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 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.

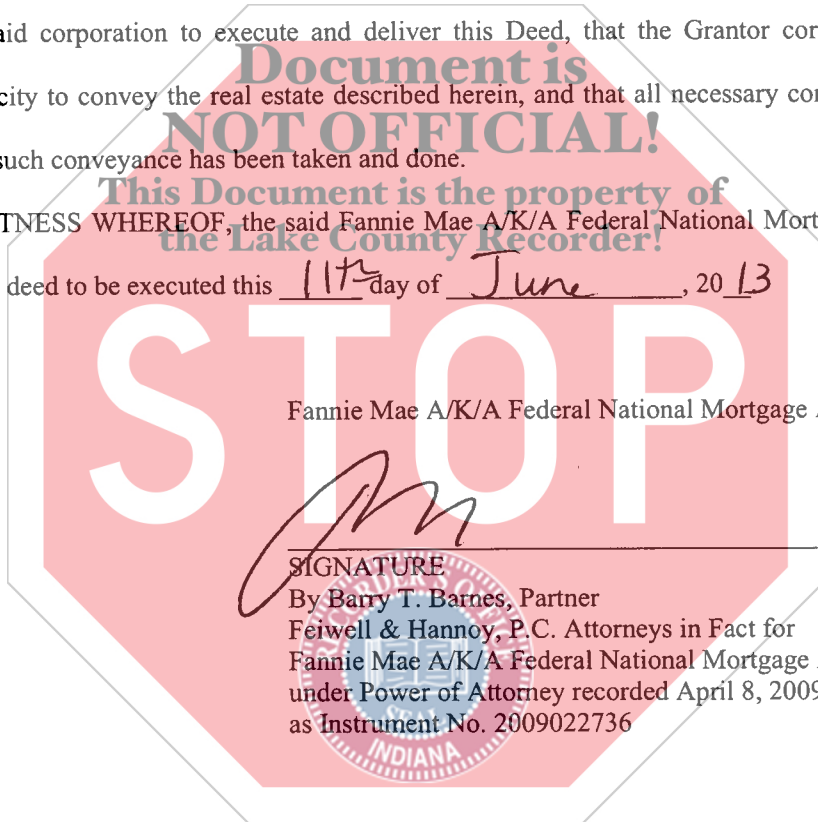
The undersigned person executing this Deed on behalf of said Grantor corporation represents and certifies that that he/she has been duly empowered and authorized by proper Resolution of the Board of Directors of said corporation to execute and deliver this Deed, that the Grantor corporation has full 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 11<sup>th</sup> day of June, 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 )  
 ) SS  
COUNTY OF MARION )

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.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11<sup>th</sup> day of June, 2013.

Amissa M. Nasby  
Notary Public

My Commission Expires: 5-30-2017  
My County of Residence: Johnson



**Mail Tax Statements:**

Ron Grujich and Mirjana Grujich  
Mailing Address: 1742 Windfield Dr  
Munster, IN 46321

**Grantee's Address:**

1742 Windfield Dr  
Munster IN 46321

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. Nasby

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (12009894-F)

