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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 051370

2013 JUL 16 AM 10:10

MICHAEL B. BROWN
RECORDER

Tax ID Number(s):
45-08-28-336-027.000-004

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C.

CONVEY(S) AND WARRANT(S) TO

Peter V. Brabson and Bonnie J. Brabson, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 28, Block 8, Mack Company's First Addition to Gary, City of Gary, as shown in Plat Book 7, page 19, Lake County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$6,000.00 for a period of three 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 \$6,000.00 for a period of three 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.

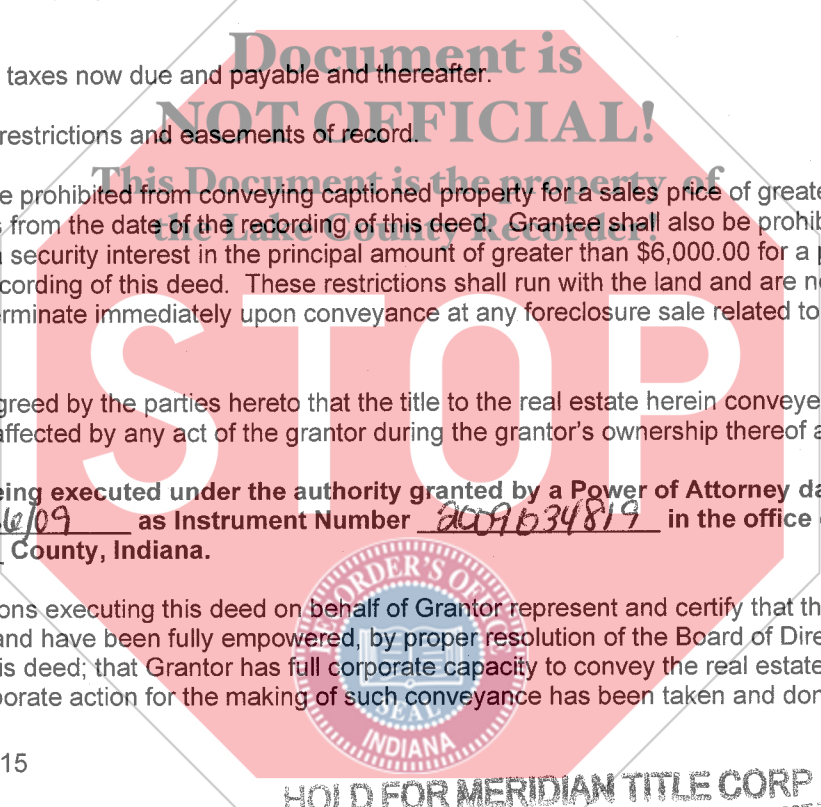
It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 10/21/08 and recorded 5/26/09 as Instrument Number 2009634819 in the office of the Recorder of Lake County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor 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.

MTC File No.: 12-46315

Page 1 of 2



HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 15 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

18th
MT
AM

004250

IN WITNESS WHEREOF, the Grantor has executed this deed this 28 day of June 2013

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Unterberg & Associates, P.C., as Attorney-in-Fact

Printed: Kenneth W. Unterberg
Attorney in Fact

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kenneth W. Unterberg Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 28 day of June 2013

My Commission Expires: 11/27/13

Miranda Serletic
Signature of Notary Public

Miranda Serletic
Printed Name of Notary Public



Porter, IN
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
836 West 43rd Avenue
Gary, IN 46408

Grantee's Address and Mail Tax Statements To:
836 W. 43rd Ave
Gary IN 46408

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 R. Drake

