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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 053223

2013 JUL 22 AM 9:34

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 Joann Collins, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

**Part of Lot 509 in Sunset Cove of Sedona, a Planned Unit Development to the Town of Merrillville, as per plat thereof, recorded in Plat Book 96, Page 81 in the Office of the Recorder of Lake County being more particularly described as follows: Beginning at the Northwest corner of said Lot 509; thence South 66° 55' 08" East, along the Northerly line of said Lot 509, a distance of 56.00 feet; thence South 23° 04' 52" West, along the centerline of a party wall and extension thereof, a distance of 125.00 feet, to a point on the Southerly line of said Lot 509; thence North 66° 55' 08" West, along the Southerly line of said Lot 509, a distance of 56.00 feet, to the Southwest corner of said Lot 509; thence North 23° 04' 52" East, along the Westerly line of said Lot 509, a distance of 125.00 feet, to the Point of Beginning, containing, 0.161 Acres, more or less, all in the Town of Merrillville, Lake County, Indiana.**

More commonly known as: 1179 West 87<sup>th</sup> Avenue, Merrillville, IN 46410.  
Parcel #: 45-12-28-183-001.000-030

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

**004315**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 17 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

1179  
1179

AMOUNT \$ 20  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 200186  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY KC

E

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 27<sup>th</sup> day of June, 2013

Fannie Mae A/K/A Federal National Mortgage Association

SIGNATURE

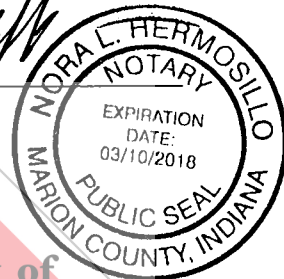
By Barry T. Barnes, Partner  
Feiwell & Hannooy, P.C. Attorneys in Fact for  
Fannie Mae A/K/A Federal National Mortgage Association  
under Power of Attorney recorded April 8, 2009  
as Instrument No. 2009022736

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 27<sup>th</sup> day of June, 2013

*Nora L. Hermosillo*  
Notary Public



My Commission Expires: \_\_\_\_\_  
My County of Residence: \_\_\_\_\_

**Document is NOT OFFICIAL!**

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

**Mail Tax Statements:**

Joann Collins  
Mailing Address: 1179 West 87<sup>th</sup> Ave  
Memilville IN 46410

**Grantee's Address:**

1179 West 87<sup>th</sup> Ave  
Memilville IN 46410

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.

*Deborah Carpenter*  
Printed: Deborah Carpenter



Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (12010869-C)