

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 055247

2013 JUL 30 AM 8: 58

MICHAEL B. BROWN
RECORDER

File No: REO132738

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Fannie Mae A/K/A Federal National Mortgage Association**, organized and existing under the laws of the United States of America, hereinafter "Grantor", whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 hereby Conveys and Specially Warrants to **ZHAQ LLC**, Grantee, for the sum of Ten Thousand and 00/100 Dollars, \$10,000.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property located in Lake County, Indiana:

Building 10, Unit 4 in the Colonies of Merrillville Condominium (formerly known as the Fairways Condominium) in the Town of Merrillville, a Horizontal Property Regime as recorded February 1, 1974 in Plat Book 44, page 29 and as Document No. 238215, in the Office of the Recorder of Lake County, Indiana, and as amended by Amendment dated July 14, 1978 and recorded September 1, 1978 as Document Number 488399, together with the undivided interest in the common areas appertaining thereto. Subject to liens, encumbrances and easements of record.

Parcel # 45-12-09-352-040.000-030

and tax mailing address
Grantee's address is: 1118 Muirfield Drive, Schererville, IN 46375

Property Address is: 6869 Fillmore Drive, Unit 4, Merrillville, IN 46410

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through and under Grantor, but not further otherwise.

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) month(s) from the date of the recording of this Special Warranty 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) month(s) from the date of the recording of this Special Warranty 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 the Grantor represent and certify that they are (a) duly elected officers of Grantor and have been fully empowered, by a proper resolution of the Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the Real Property described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed 19th day of July, 2013

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 29 2013

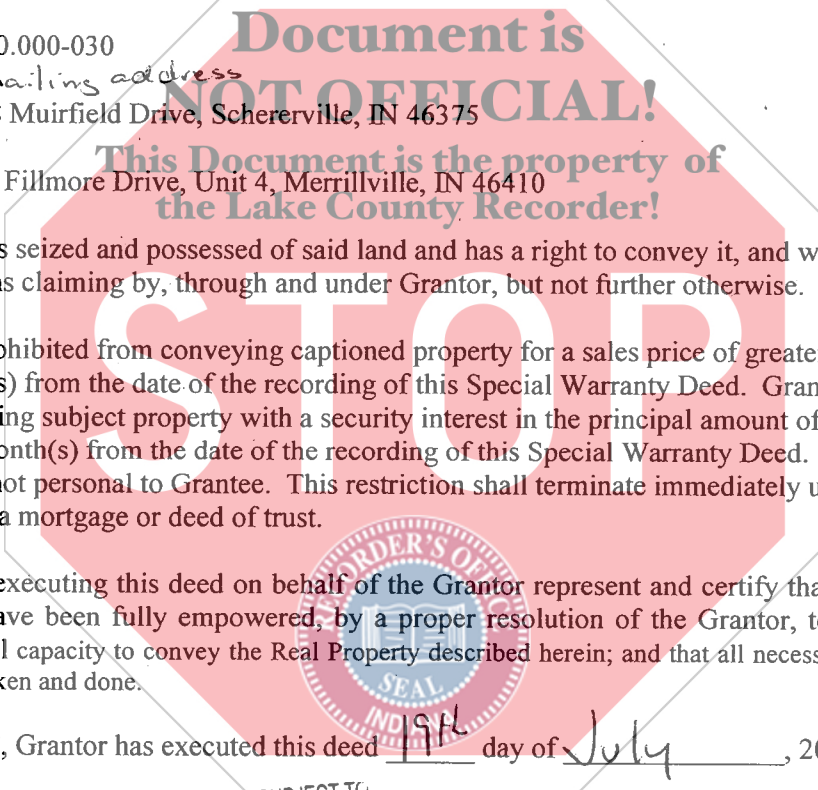
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

004540

1 REF

19-00
38492

PP E



GRANTOR

Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the United States of America

By: Scott Brewer

Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC
Attorney in Fact, Pursuant to Power of Attorney Recorded as Instrument #
2009 050003 of the Records of Lake County, Indiana.

STATE OF Ohio)
COUNTY OF Hamilton) ss:

Before me, a Notary Public in and for said County and State, personally appeared Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC, Attorney in Fact, for Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of the Grantor herein, and who, being duly sworn, stated that the representations therein are true.

Witness my hand and Notary Seal this 19th day of July, 2013



AMY NEAL BRADEN
Notary Public, State of Ohio
My Commission Expires
August 15, 2016

Amy Neal Braden
NOTARY PUBLIC

My County of Residence:

Hamilton

I affirm under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

This Instrument Prepared by and under the direction of:
Robert E. Altman, III, Attorney at Law, (29811-15)
Reisenfeld & Associates, LPA, LLC
3962 Red Bank Road
Cincinnati, Ohio 45227
513-322-7000

