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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 056179

2013 JUL 31 AM 10:11

MICHAEL B. BROWN  
SPECIAL WARRANTY DEED RECORDER

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 Benny L. Whittler, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

**THE EAST 1/2 OF LOT 23 AND THE WEST 3/4 OF LOT 24, BLOCK 2 COLGROVE'S ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 8, PAGE 28, IN LAKE COUNTY, INDIANA.**

More commonly known as: 1944 West 14th Avenue, Gary, IN 46404.  
Parcel #: 45-08-08-278-012.000-004

This Document is the property of

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 said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 25 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

004451

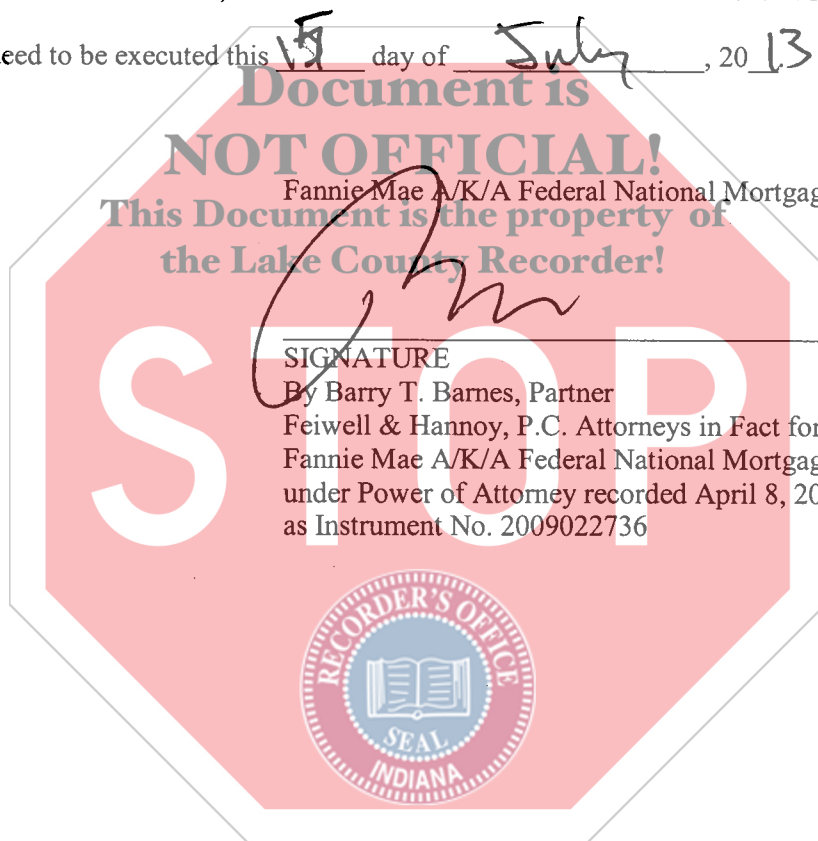
AMOUNT \$ 20-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 2018208  
OVERAGE \$ 1-  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK KC

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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 15 day of July, 2013



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 15 day of July, 2013.



Andrew J. Scott  
Notary Public

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

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder's Office

**Mail Tax Statements:**  
Benny L. Whittler  
1944 W. 14<sup>th</sup> Ave  
Gary, IN 46404

**Grantee's Address:**  
1944 W. 14<sup>th</sup> Ave  
Gary, IN 46404

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. (13003148)