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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 058034

2013 AUG -7 AM 9:41

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

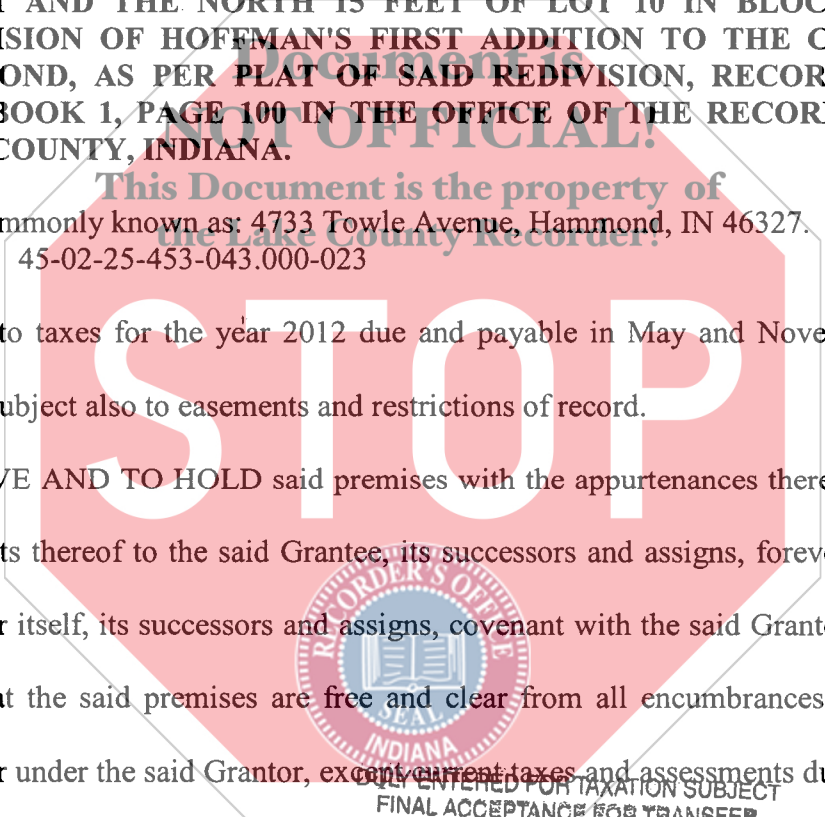
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which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

**LOT 11 AND THE NORTH 15 FEET OF LOT 10 IN BLOCK 3, IN REDIVISION OF HOFFMAN'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT OF SAID REDIVISION, RECORDED IN PLAT BOOK 1, PAGE 100 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

More commonly known as: 4733 Towle Avenue, Hammond, IN 46327.  
Parcel #: 45-02-25-453-043.000-023

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



24681

AUG 06 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

22<sup>nd</sup>  
100  
202915  
AM

ONLY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

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.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

**DEED RESTRICTION:**

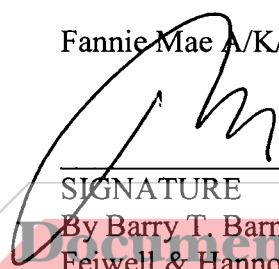
**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$42,000.00 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$42,000.00 FOR A PERIOD OF THREE (3) 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.**

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, 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 16 day of July, 2013

Fannie Mae A/K/A Federal National Mortgage Association



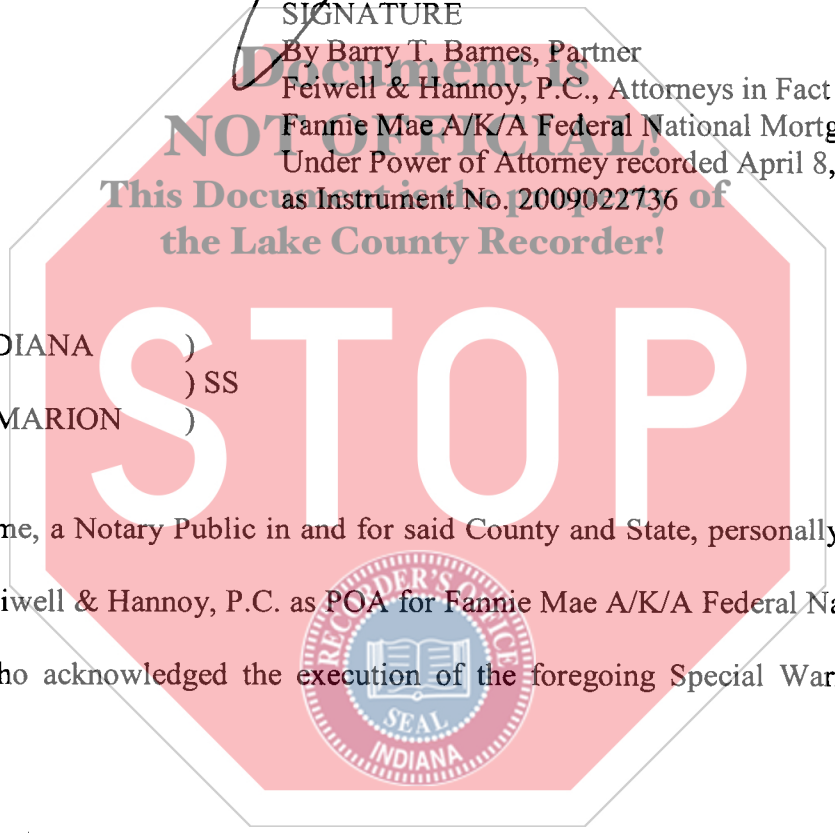
SIGNATURE

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

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

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 16th day of July, 2013.



VICKI S. WITT  
Resident of Johnson County IN  
Commission Expires: October 4, 2014  
Notary Public

*Vicki S. Witt*

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

Document is NOT OFFICIAL!

Mail Tax Statements:

Hammond Regional Development LLC  
1544 Muirfield Dr  
Dyer IN 46311

Grantee's Address:

1544 Muirfield Dr  
Dyer IN 46311

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. (13003898-C)

