

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 001307

2014 JAN 10 AM 10:54

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 Joseph Jerzyk and Virginia Jerzyk and JoAnn Paynter, Guardian, joint tenants with rights of survivorship, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 38 IN HARDING-MEYERS SUBDIVISION, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This Document is the property of the Lake County Recorder!

More commonly known as: 501 West Commercial Avenue, Lowell, IN 46356.

Parcel #: 45-19-27-227-004.000-038

GRANTEE'S ADDRESS: 155 WASHINGTON STREET, LOWELL, IN 46356 - Apt. 1

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,

NOT TO BE ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010172

AMOUNT \$ 22 -
CASH _____ CHARGE _____
CHECK # 16297630
OVERAGE _____
COPY _____
NON-COM _____
CLERK EB

20316
NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

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.

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 \$91,080.00 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 \$91,080.00 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

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 9th day of Dec, 2013.



VICKI S. WRITT
Resident of Johnson County, IN
Commission Expires: October 4, 2014

Vicki S. Witt
Notary Public

My Commission Expires: _____
My County of Residence: _____

Mail Tax Statements: _____

This Document is the property of _____

Grantee's Address: _____

Jerzyk Properties, Inc.
155 WASHINGTON APT 1
Howell In. 46356

155 Washington St apt 1
Howell In. 46356

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.

Printed: RICHARD ZUNKA

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (12009422)

