

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011131

2014 FEB 25 AM 11:35

MICHAEL B. BROWN
RECORDER

3

**SPECIAL WARRANTY DEED
(INDIANA)**

THE GRANTOR, **Fannie Mae AKA Federal National Mortgage Association**, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO, **Heritage Real Estate Services, Inc.** THE GRANTEE, OF *Lake* COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF *Lake*, **INDIANA**, TO WIT:

The North 17 feet of Lot 37 and all of Lots 38 and 39, Block 4, in Wilson Subdivision to the City of Gary, as per plat thereof, recorded in Plat Book 19, page 1, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 1924-1934 Tennessee St., Gary, IN 46407

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$4,560.00 FOR A PERIOD OF 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 \$4,560.00 FOR A PERIOD OF 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.

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID

PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

Return to
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307
2014-54680-02
11

FILED FOR TAXATION SUBJECT
ACCEPTANCE FOR TRANSFER
FEB 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

21093

22627
20
DJ

GENERAL REAL ESTATE TAXES FOR THE YEAR 2013, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 21st DAY OF Feb, 2014.

Fannie Mae AKA Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact

BY:

Printed

Title

ACKNOWLEDGEMENT:

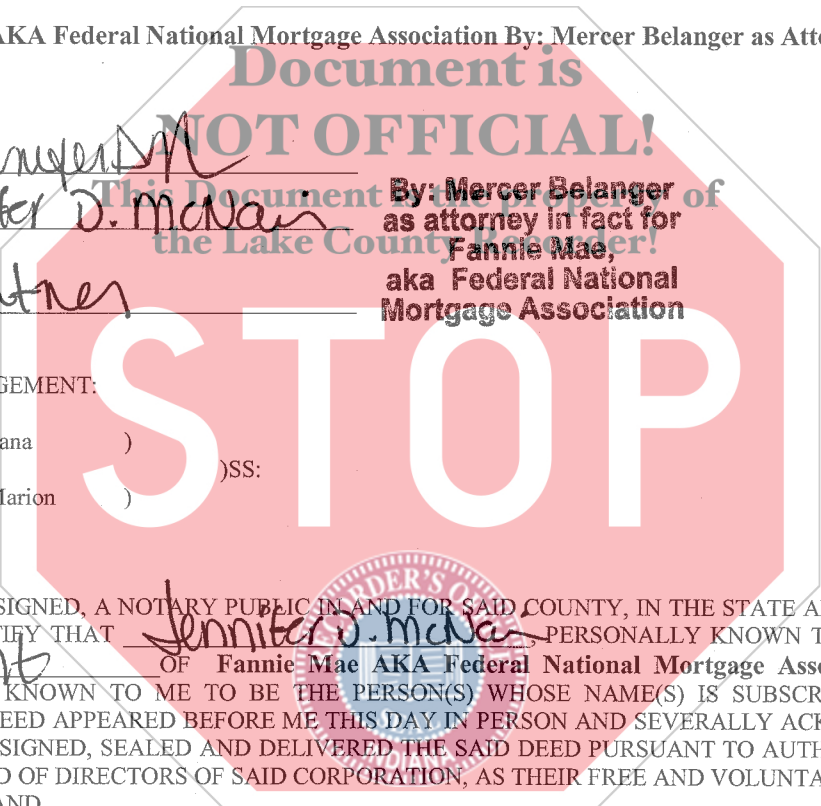
STATE OF Indiana)

COUNTY OF Marion)

SS:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer D. McNair PERSONALLY KNOWN TO ME AS THE Agent OF Fannie Mae AKA Federal National Mortgage Association., AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 21st DAY OF February, 2014.



NOTARY PUBLIC-Signature
Angelia S. Staples
NOTARY PUBLIC-Printed

My Commission Expires: 5/17/17



PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO: *25 W. 80th Place Suite 317, Merrillville, IN 46410*
GRANTEES MAILING ADDRESS: *25 W. 80th Place, Suite 317 Merrillville, IN 46410*

AFTER RECORDING RETURN TO: Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

Document is NOT OFFICIAL!

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.

Jolene Kratochvil
Jolene Kratochvil

This Document is the property of the Marion County Recorder!

STOP

