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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 025327

2014 MAY -7 AM 8:45

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

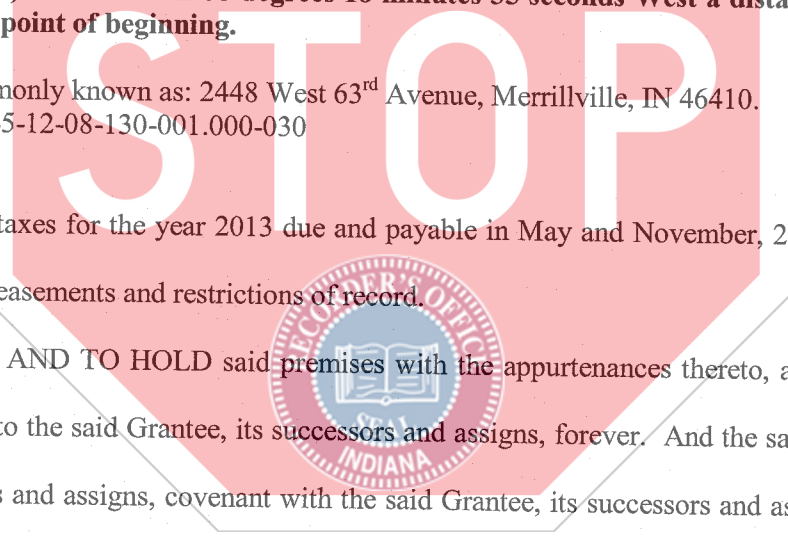
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which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

**Unit 2448 West 63rd Avenue in Bel-Oaks Townhomes - Exhibit A as shown in Plat Book 44, page 26, being that part of Parcel 2 in Bel-Oaks Townhomes in the Town of Merrillville, as per plat thereof, recorded in Plat Book 77, page 7, in the Office of the Recorder of Lake County, Indiana, described as commencing at the Southwest corner of said Parcel 2; thence North 01 degrees 41 minutes 25 seconds East a distance of 15.0 feet; thence South 88 degrees 18 minutes 35 seconds East, a distance of 12.0 feet to the point of beginning; thence North 01 degree 41 minutes 25 seconds East, a distance of 56.0 feet; thence South 88 degrees 18 minutes 35 seconds East, a distance of 37.2 feet; thence South 01 degree 41 minutes 25 seconds West, a distance of 56.0 feet; thence North 88 degrees 18 minutes 35 seconds West a distance of 37.2 feet to the point of beginning.**

More commonly known as: 2448 West 63<sup>rd</sup> Avenue, Merrillville, IN 46410.  
Parcel #: 45-12-08-130-001.000-030

Subject to taxes for the year 2013 due and payable in May and November, 2014, 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



01623

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 02 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20.00  
223982  
2014R  
PP E

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, 2014 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.

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 25 day of April, 2014.

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

STATE OF INDIANA )  
 ) SS  
COUNTY OF MARION )

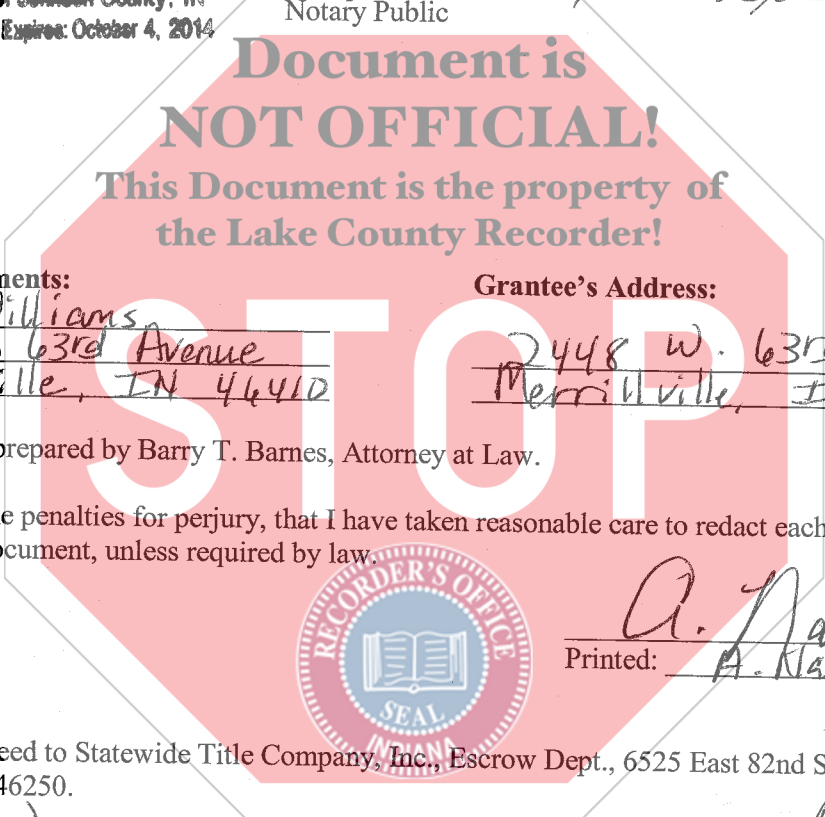
Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes of Feiwell & Hannoy, P.C. as POA for Fannie Mae A/K/A Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated 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 25 day of April, 2014.



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

*Vicki S. Witt*  
\_\_\_\_\_  
Notary Public



Mail Tax Statements:

Corey Williams  
2448 W. 63rd Avenue  
Merrillville, IN 46410

Grantee's Address:

2448 W. 63rd Ave.  
Merrillville, IN 46410

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.



*A. Nashy*  
Printed: A. Nashy

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250.  
(13007055)

