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2014 028386

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 MAY 19 AM 8:37

MICHAEL S. BROWN  
RECORDER

**SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of Thirty-One Thousand Seven Hundred Fifty Dollars (\$31,750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto WILLIAM B. RICHARDSON, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Lot 10 and the West 12 feet of Lot 9 in Block 8 in Forsyth Highlands 2nd Addition to Hammond, as per plat thereof, recorded in Plat Book 18 Page 11, in the Office of the Recorder of Lake County, Indiana.

And commonly known as: 1803 169th Street, Hammond, IN 46324

Parcel: 45-07-08-176-049.000-023

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record.

(hereinafter collectively and singularly referred to as the "Property").

**RESTRAINT ON ALIENATION:** This Deed of transfer is subject to the following restrictions:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$38,100.00 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 \$38,100.00 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.

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 6<sup>th</sup> day of May, 2014, which Deed is to be effective on the date of conveyance, being the 8<sup>th</sup> day of May, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:  
By: DOYLE LEGAL CORPORATION, P.C. WITH POWER OF ATTORNEY

By: \_\_\_\_\_  
Printed: James L. Shoemaker  
Title: Attorney  
Power of Attorney recorded as Instrument No. 2013-093418 in the Lake County Recorder's Office

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 15 2014

012642

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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CHK# 12581  
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STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State on this day personally appeared James L. Shoemaker, Attorney of DOYLE LEGAL CORPORATION, P.C., by Power of Attorney for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 6<sup>th</sup> day of May, 2014.

My Commission Expires:

July 08, 2019

*Carolyn R. Leatherbury*  
Notary Public

My County of Residence:

Marion

Carolyn R. Leatherbury  
Printed Name

Return Recorded Deed To:  
Total Title  
41 E Washington Street  
Suite 400  
Indianapolis, IN 46204

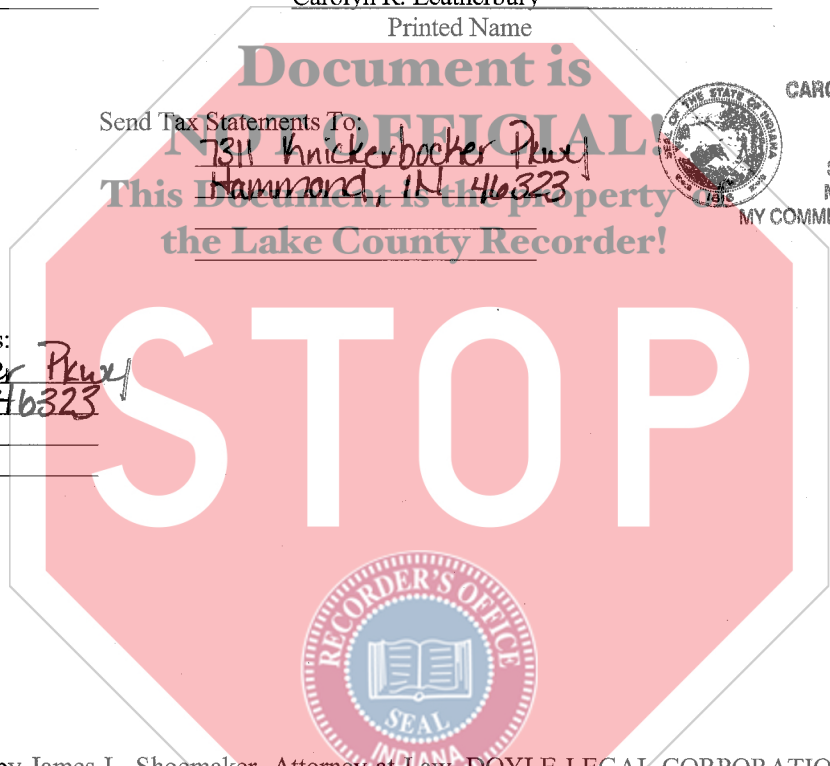
Send Tax Statements To:  
*7311 Knickerbocker Pkwy  
Hammond, IN 46323*



CAROLYN R LEATHERBURY  
NOTARY PUBLIC  
SEAL  
STATE OF INDIANA  
MARION COUNTY  
MY COMMISSION EXPIRES JULY 8, 2019

Grantee's Mailing Address:

*7311 Knickerbocker Pkwy  
Hammond, IN 46323*



This instrument prepared by James L. Shoemaker, Attorney at Law, DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. JAMES L. SHOEMAKER.

