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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 029750

2014 MAY 22 PM 3: 36

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

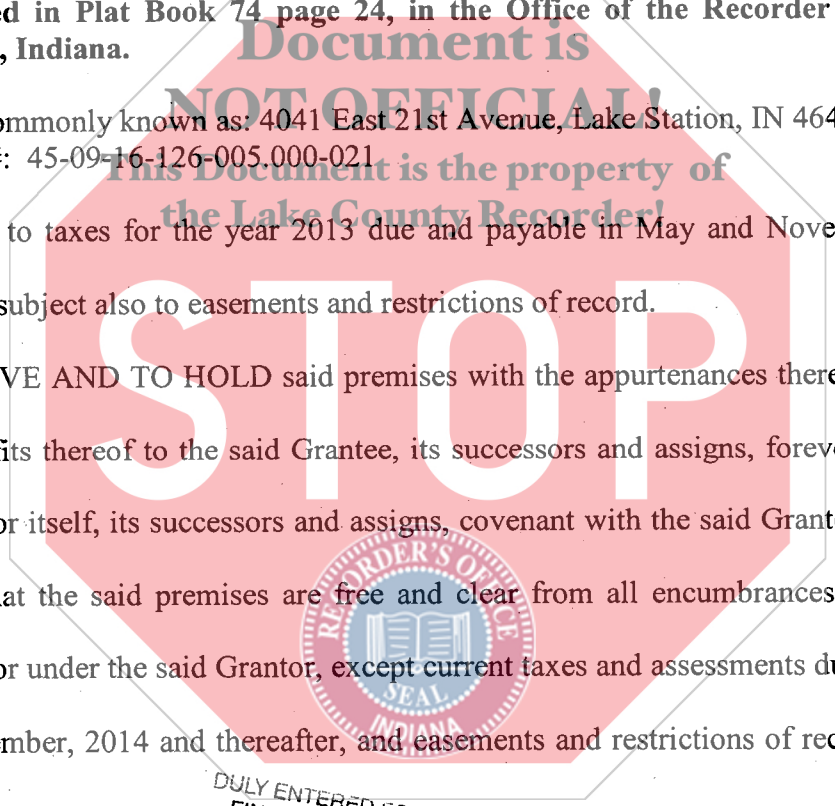
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which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

**Lot 27 in Parkland Square, in the City of Lake Station, as per plat thereof, recorded in Plat Book 74 page 24, in the Office of the Recorder of Lake County, Indiana.**

More commonly known as: 4041 East 21st Avenue, Lake Station, IN 46405.  
Parcel #: 45-09-16-126-005.000-021

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 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



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 21 2014

22915 PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Handwritten notes: \$22, CK# 225494, CA, E, 30v

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 \$32,700.00 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 \$32,700.00 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.



**Mail Tax Statements:**

~~13300 S. Cleveland~~  
→ 13300-516 S. Cleveland Ave  
Fort Myers, FL 33907

**Grantee's Address:**

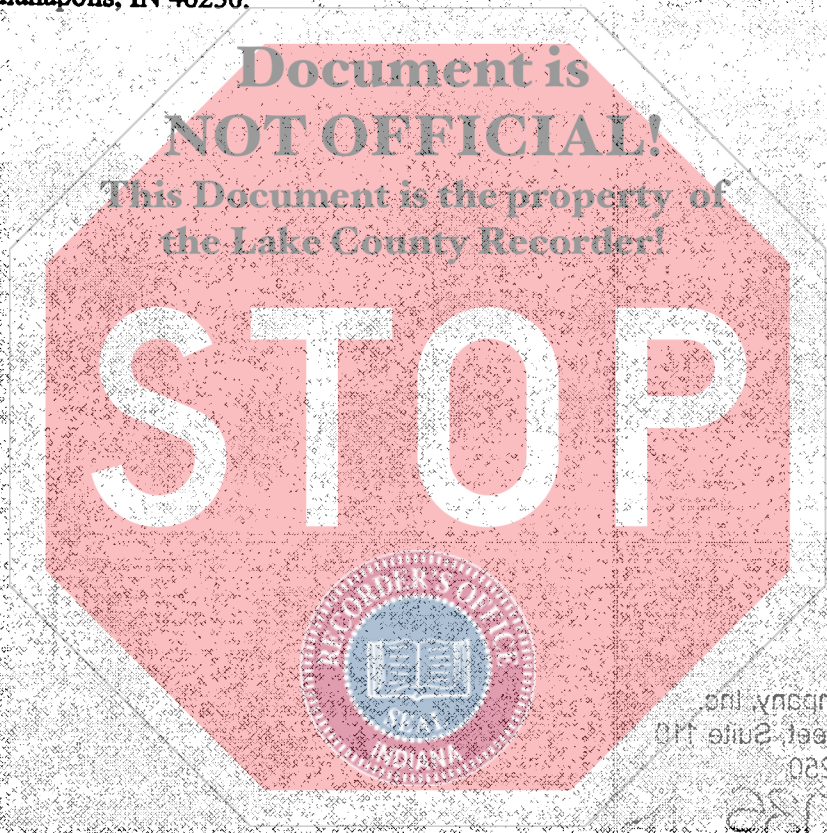
→ 13300-516 S. Cleveland Ave.  
Fort Myers, FL 33907

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: A. Nasby

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250.  
(13003735)



Statewide Title Company, Inc.  
6525 East 82nd Street, Suite 110  
Indianapolis, IN 46250

13003735

BA