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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 048905

2014 AUG 14 AM 8:54

SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION
MICHAEL B. BROWN
RECORDER

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 Fourteen Thousand Dollars (\$14,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto ZAHQ, LLC, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Legal Description Attached as Exhibit "A"

And commonly known as: 6862 Fillmore Drive, Unit 1B20, Merrillville, IN 46410

Parcel No.: 45-12-09-352-077.000-030

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:

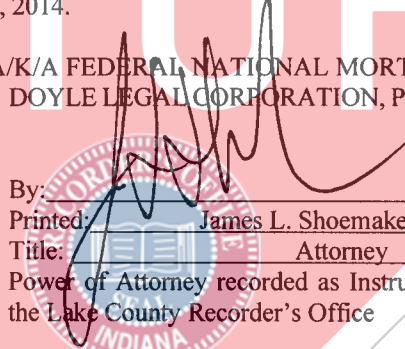
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$16,800 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$16,800 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 6th day of August, 2014, which Deed is to be effective on the date of conveyance, being the 8th day of August, 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

**BULK ENTERED FOR ALIENATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER**

03516

AUG 13 2014

PEGGY HÖLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 20⁰⁰
CASH _____ CHARGE _____
CHECK # 13672
OVERAGE 1
COPY _____
NON-COM _____
CLERK am **E**

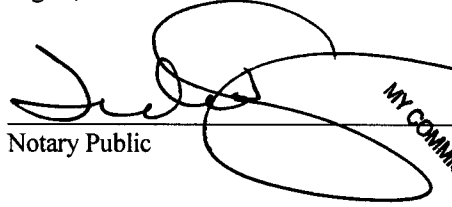
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

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 6th day of August, 2014.

My Commission Expires:

October 15, 2020


Notary Public

My County of Residence:

Marion

Julia Ann Ogden
Printed Name

MY COMMISSION EXPIRES OCTOBER 15, 2020
JULIA ANN OGDEN
NOTARY PUBLIC
STATE OF INDIANA
MARION COUNTY

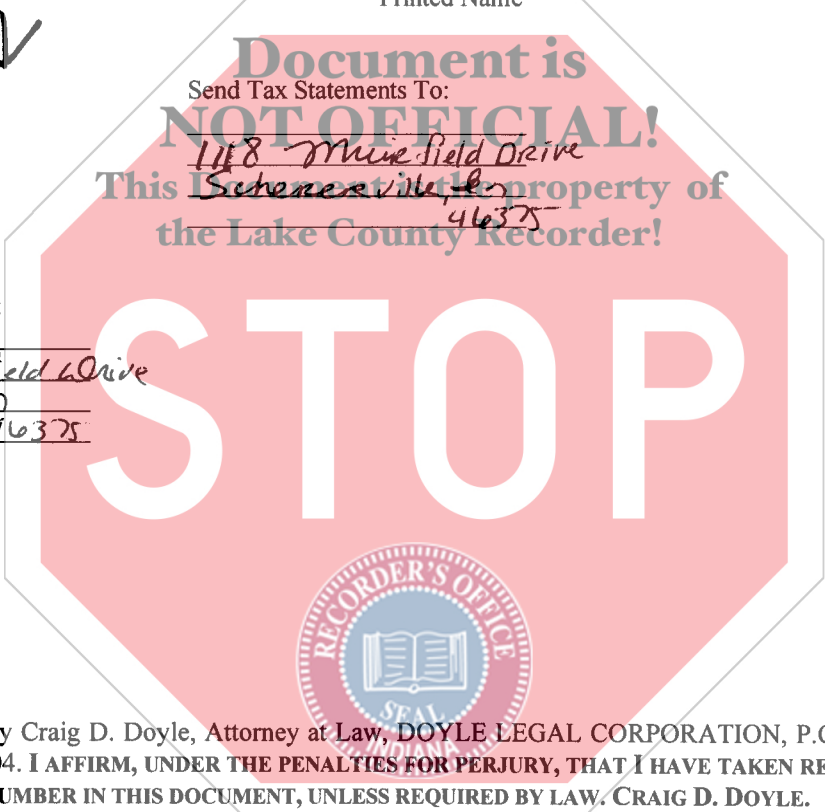
Return Recorded Deed To:
Total Title
41 E Washington Street
Suite 400
Indianapolis, IN 46204

Send Tax Statements To:

118 Muirfield Drive
Scheneville, IN
46375
This is not the property of
the Lake County Recorder!

Grantee's Mailing Address:

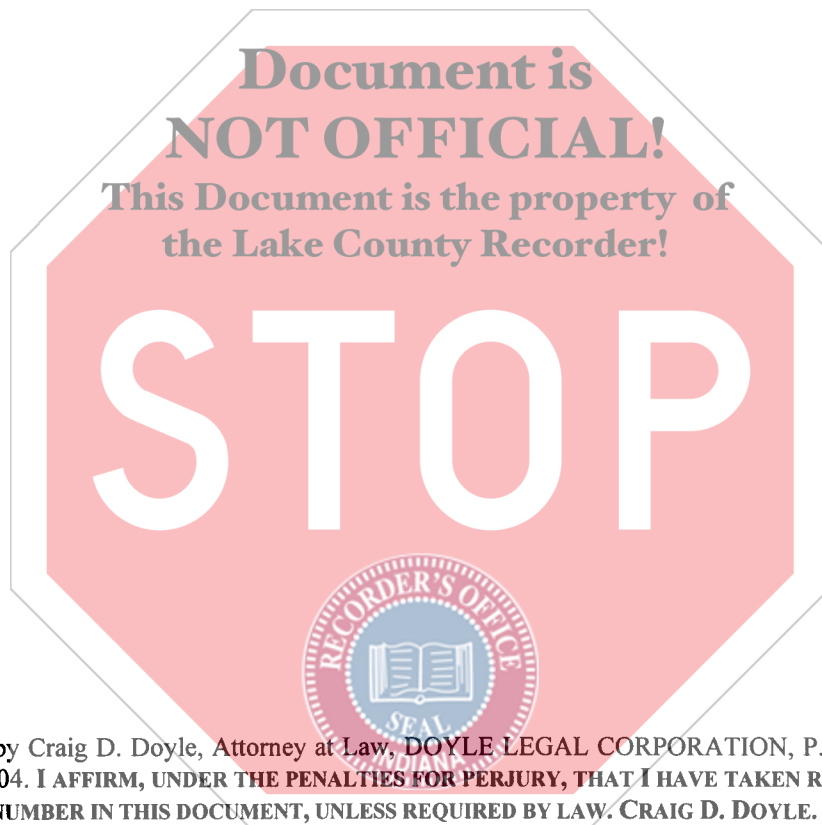
118 Muirfield Drive
Scheneville, IN
46375



This instrument prepared by Craig D. Doyle, 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. CRAIG D. DOYLE.

Exhibit "A"

BUILDING 20 UNIT 1 IN THE COLONIES OF MERRILLVILLE CONDOMINIUM (FORMERLY KNOWN AS THE FAIRWAYS CONDOMINIUM) AS RECORDED FEBRUARY 1, 1974 IN PLAT BOOK 44 PAGE 29, AS DOCUMENT NO. 238215, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AS AMENDED BY AMENDMENT DATED JULY 14, 1978 AND RECORDED SEPTEMBER 1, 1978 AS DOCUMENT NO. 488399; TOGETHER WITH AN UNDIVIDED .995% INTEREST IN THE COMMON AREAS AND FACILITIES OF THE COLONIES OF MERRILLVILLE CONDOMINIUM.



This instrument prepared by Craig D. Doyle, 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. CRAIG D. DOYLE.