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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 079632

2014 DEC 15 AM 11:03

MICHAEL B. BROWN
RECORDER

File Number: 14-11194
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-10-333-002.000-004

This Indenture Witnesseth: that Fannie Mae AKA Federal National Mortgage Association, ("Grantor"), whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254,

CONVEYS AND WARRANTS

Unto Civic Properties, LLC, ("Grantees"), whose tax mailing address is 127 N. Broad St, Griffith In 46319 for and in consideration of the sum of Eight Thousand Five Hundred and 00/100 Dollars (\$8,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Resub part of Block 7 and 8 McKey's Addition to Gary, Lot 5, Lake County, Indiana.

BEING the same property conveyed to Nathaniel Wells and Betty J. Wells, husband and wife, by Quitclaim Deed dated November 18, 1994 and of record in Instrument Number 94079845, in the Office of the Lake County Recorder.

Further being the same property conveyed to Fannie Mae aka Federal National Mortgage Association by Indiana Sheriff's Deed dated August 1, 2014 and of record as Instrument No. 2014050103 in the Office of the Lake County Recorder.

Property Address: 1613 Carolina Street, Gary, IN 46407
County: Lake

GRANTEE Address: 127 N Broad, Griffith In 46319
Tax Statement address: Same

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2013 taxes, due and payable in 2014.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$10,200.00 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 greater than \$10,200.00 for a period of 3 months from the date of the recording of this deed. These restrictions

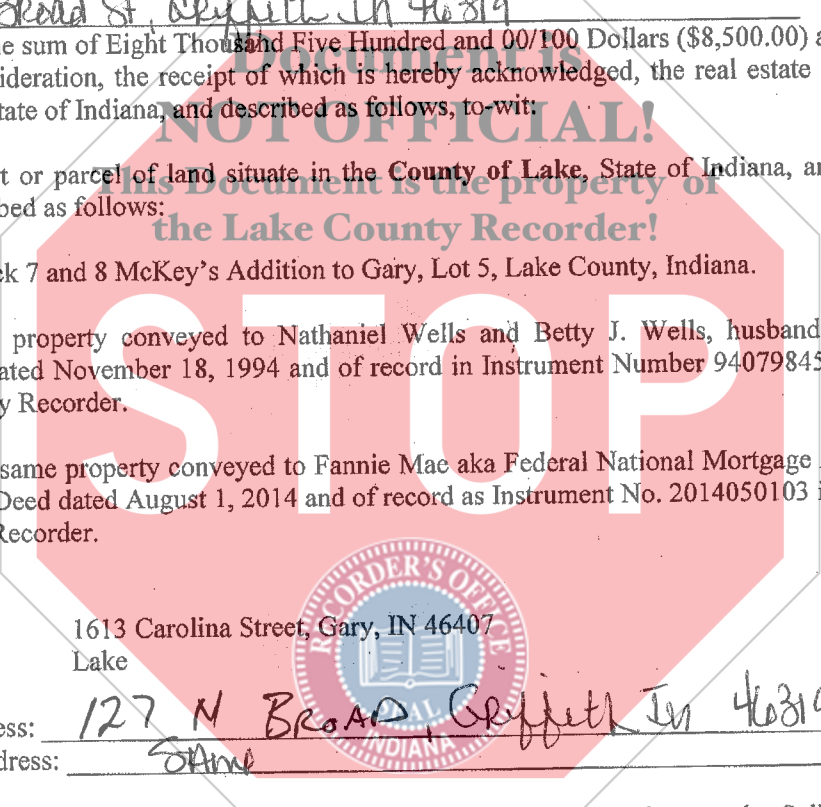
DEC 12 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CHICAGO TITLE INSURANCE COMPANY



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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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 18 day of Nov, 2014.

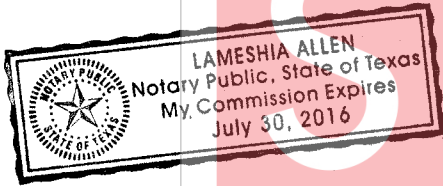
GRANTOR:

Fannie Mae AKA Federal National Mortgage Association

By: [Signature]
Title: Diane E. Sar

State of TEXAS
County of DALLAS

Before me, a Notary Public, in and for the said County and State, on this Nov. 18, 2014 personally appeared Diane E. Sar as [Signature] of Fannie Mae AKA Federal National Mortgage Association, as Grantor, who acknowledged the execution of the foregoing as its free and voluntary act and deed for the use and purposes mentioned herein.



[Signature]
Notary Public
Type Name: Lameshia Allen
County of Residence
My Commission Expires:

'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' Kristi W. McNulty, Attorney

Instrument Prepared by: Kristi W. McNulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223

