

4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 081347

2014 DEC 22 PM 1:12

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

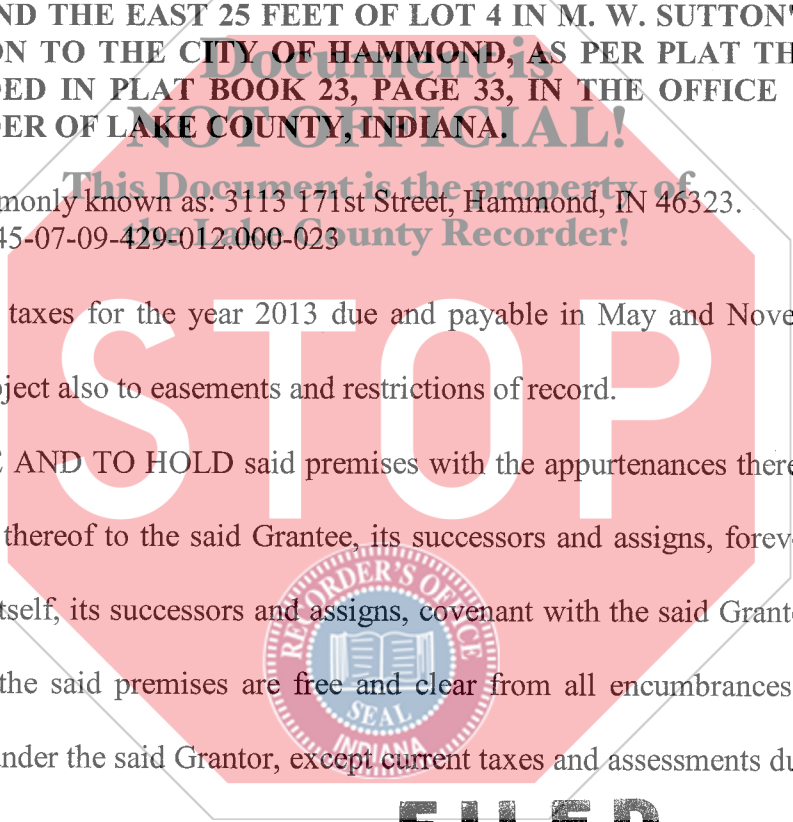
KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which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

**LOT 5 AND THE EAST 25 FEET OF LOT 4 IN M. W. SUTTON'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

More commonly known as: 3113 171st Street, Hammond, IN 46323.  
Parcel #: 45-07-09-429-012,000-023

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



**FILED**

DEC 19 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

28904

#22  
CK#  
234622  
C  
E

30v

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.

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:**

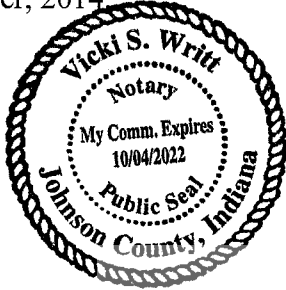
**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$38,400.00 FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$38,400.00 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



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 10<sup>th</sup> day of December, 2014



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

Mail Tax Statements:

*Emiliano Garcia Flores*  
*7327 Colorado Avenue*  
*Hammond IN 46323*

Grantee's Address:

*7327 Colorado Avenue*  
*Hammond IN 46323*

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.

*Jennifer D. Sherrill*  
Printed: Jennifer D. Sherrill

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (14003611)

