

LIMITED WARRANTY DEED
Parcel No. 45-07-08-280-021.000-023

THIS INDENTURE WITNESSETH, that **Federal Home Loan Mortgage Corporation**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **Anthony K. Sutton, single man** (hereafter referred to as "Grantee"), of **Lake County**, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Lake County**, in the State of Indiana:

Lot 22 in Block 5 in Forestdale, in the City of Hammond, as per plat thereof recorded in Plat Book 20, Page 16, in the Office of the Recorder of Lake County, Indiana.
(Hereafter "Real Estate")

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **6836 Forestdale Avenue, Hammond, IN 46323**. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the Partner (title) of Nelson & Frankenberger, P.C. (Company).

This Deed is executed by James E. Shinaver, Partner of Nelson & Frankenberger P.C., as Attorney in Fact for Federal Home Loan Mortgage Corporation, pursuant to a Power of Attorney dated September 19, 2011 and recorded October 11, 2011 in the Office of the Recorder of Lake County, as Instrument Number 2011-056075, which said Power of Attorney remains unrevoked and of full force and effect as of date of execution hereof.

Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

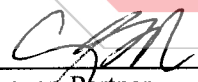
Grantor's warranties hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of November, 2014.

Federal Home Loan Mortgage Corporation, by: Nelson & Frankenberger P.C., as its Attorney-in-Fact-POA-2011-056075

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

By:


James E. Shinaver, Partner
Nelson & Frankenberger, P.C.

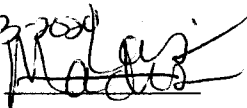
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05716 PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

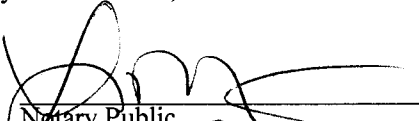
STATE OF INDIANA)
)SS:
COUNTY OF HAMILTON)

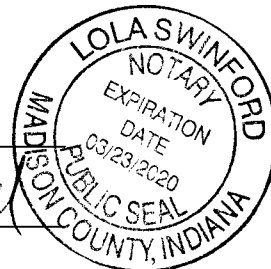
Before me, Lola Swinford, this 25th day of November, 2014, appeared James E. Shinaver, Partner of Nelson & Frankenberger P.C., as Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged the execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 25th day of November, 2014.

My Commission Expires: 

Residing in Madison county


Notary Public
Lola Swinford
Printed Name



This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana
Return deed and tax statements to Anthony K. Sutton, 6836 Forestdale Avenue, Hammond, IN 46323.
Grantees Mailing Address: 6836 Forestdale Avenue, Hammond, IN 46323.

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 E. Shinaver.

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RECORDED
LAKE COUNTY, INDIANA

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