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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 083678

2014 DEC 30 PM 12:16

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
08-15-0189-0006

45-12-20-104-033.000-030

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION**, P.O. Box 650043, Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C.

**CONVEY(S) AND WARRANT(S) TO**

**James Carlson**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 6 in Block 3 in Independence Hill 4th Addition, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 26, page 11, in the Office of the Recorder of Lake County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$20,400.00 for a period of three 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 \$20,400.00 for a period of three 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.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 12/13/13 and recorded 12/20/13 as Instrument Number 2013095166 in the office of the Recorder of LAKE County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor 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.

MTC File No.: 14-8958

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HOLD FOR MERIDIAN TITLE CORP

RB  
MT  
AD

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

29140

IN WITNESS WHEREOF, the Grantor has executed this deed this 5 day of December 2014.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

*not signed*  
Printed: ROBERT S KRUSZNY

By: Unterberg & Associates, P.C., as Attorney-in-Fact under POA recorded as Instrument No. 2013095166

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT S KRUSZNY Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 5 day of December 2014.

My Commission Expires: \_\_\_\_\_

*Fredde Nicholls*  
Signature of Notary Public

Printed Name of Notary Public \_\_\_\_\_



Notary Public County and State of Residence \_\_\_\_\_

This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:  
7710 Marshall Street  
Merrillville, IN 46410

Grantee's Address and Mail Tax Statements To:  
P.O. Box 792  
Scheverville, IN 46375

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. Andrew R. Drake

