2015 023103

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2015 APR 17 AM 8:35

MICHAEL B. BROWN RECORDER

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Parcel No: 45-03-22-304-033.000-024

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association a/k/a Fannie Mae, organized and existing under the laws of the United States of America (''Grantor''), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to Gelacio Favela and Fernando Meraz, joint tenants with rights of survivorship (''Grantees''), the following described real estate located in Lake County, State of Indiana:

LOT 26 IN BLOCK 5 IN FIRST ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 3732 Elm Street, East Chicago, IN 46312

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2014 and payable in 2015 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

DEED RESTRICTION:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$15,000.00 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 \$15,000.00 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 MORTAGE OR DEED OF TRUST.

20504	DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER APR 1 6 2015 JOHN E. PETALAS LAKE COUNTY AUDITOR	AMOUNT \$ 20 -, CASH CHARGE CHECK # 237648 OVERAGE COPY NON-COM
	-411611	CLERK

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3rd day of April, 2015.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

NOT CHILD

This Doc Daniel S. Tomson, Associate

the L. Feiwell & Hannoy, P.C. for Federal National Mortgage Association by POA recorded March 11, 2014 as Instrument No. 2014013342

STATE OF INDIANA

) SS

My Comm. Expires

COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared Daniel S. Tomson, Associate, Partner with Feiwell & Hannoy, P.C. as POA for Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and 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, Phave hereunto set my hand and Notarial Seal this 3rd day of April, 2015.

Notary Public

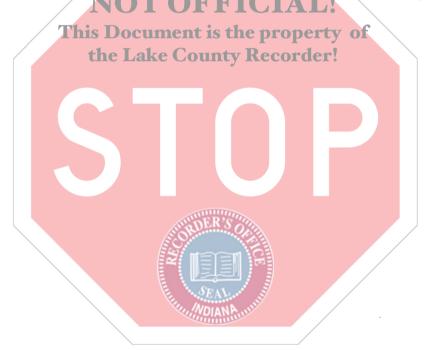
Mail Tax Stat	ements:		. 1
4008	neoda	r st	Fost
<i>i</i> ,	IN	463	

Grantee's Address:					
4008 Dea	far st	East			
Chicago	12	46312			

This instrument prepared by Daniel S. Tomson, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company, Inc. under commitment number 14005034-C.

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 — Daniel S. Tomson

Return deed to Statewide Title Company, Inc., Escrow Dept., 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.



od szer ned stárkytászt. 1973-bel szertészt elektrol. Altaritászt elektrol.