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2015 023103

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 APR 17 AM 8:35

MICHAEL B. BROWN  
RECORDER

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 MORTGAGE OR DEED OF TRUST.**

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

20504

APR 16 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 20-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 238648  
OVERAGE 1  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RS

E



**Mail Tax Statements:**

4008 Deodar St East  
Chicago IN 46312

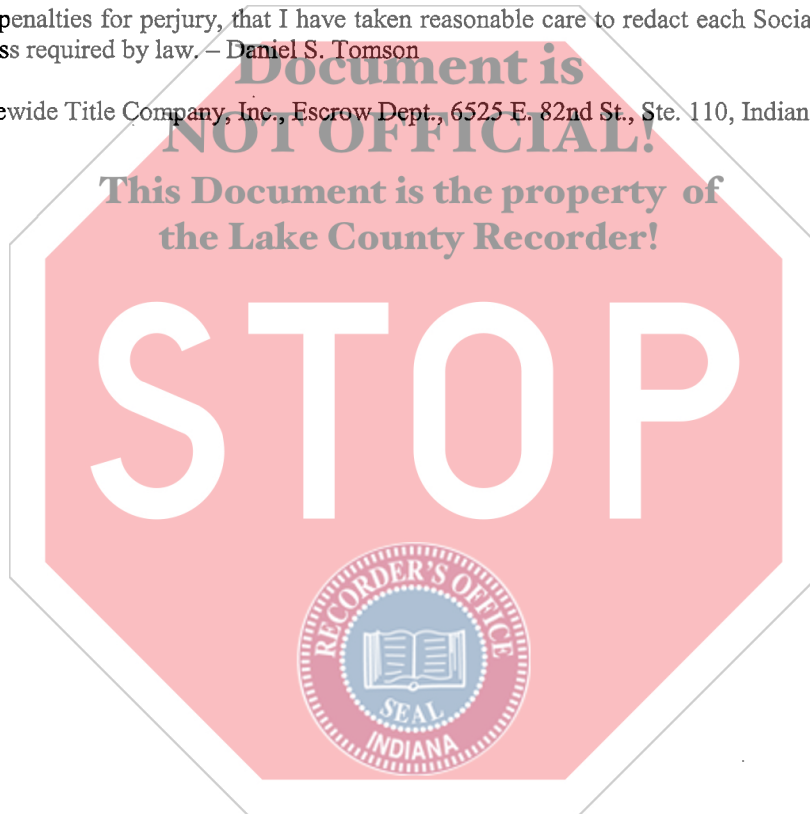
**Grantee's Address:**

4008 Deodar St East  
Chicago IN 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.



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