

2015 026078

2015 APR 30 AM 9:17

MICHAEL B. BROWN  
RECORDER

**SPECIAL CORPORATE WARRANTY DEED**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of Two Hundred Seventy-Nine Thousand Nine Hundred Dollars (\$279,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto JAMES LATANSKI, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Lots 894 and 895, Lakes of the Four Seasons, Unit 6, as shown in Plat Book 39, Page 12, Lake County, Indiana.

And commonly known as: 3926 South Lakeshore Drive, Crown Point, IN 46307

Parcel No.: 45-17-16-404-016.000-044

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record

(hereinafter collectively and singularly referred to as the "Property")

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 20<sup>th</sup> day of April, 2015, which Deed is to be effective on the date of conveyance, being the 24<sup>th</sup> day of April, 2015.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:

BY: DOYLE LEGAL CORPORATION, P.C.  
AS ATTORNEY IN FACT

By: Tina M. Caylor  
Printed: Tina M. Caylor  
Attorney

20877  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE OF TRANSFER recorded as Instrument No. 2013-093418 in the Lake County Recorder's Office

APR 29 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 18-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 16950  
OVERAGE 1  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK ex

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State on this day personally appeared Tina M. Caylor, Attorney of DOYLE LEGAL CORPORATION, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20<sup>th</sup> day of April, 2015.

My Commission Expires:

October 15, 2020

My County of Residence:

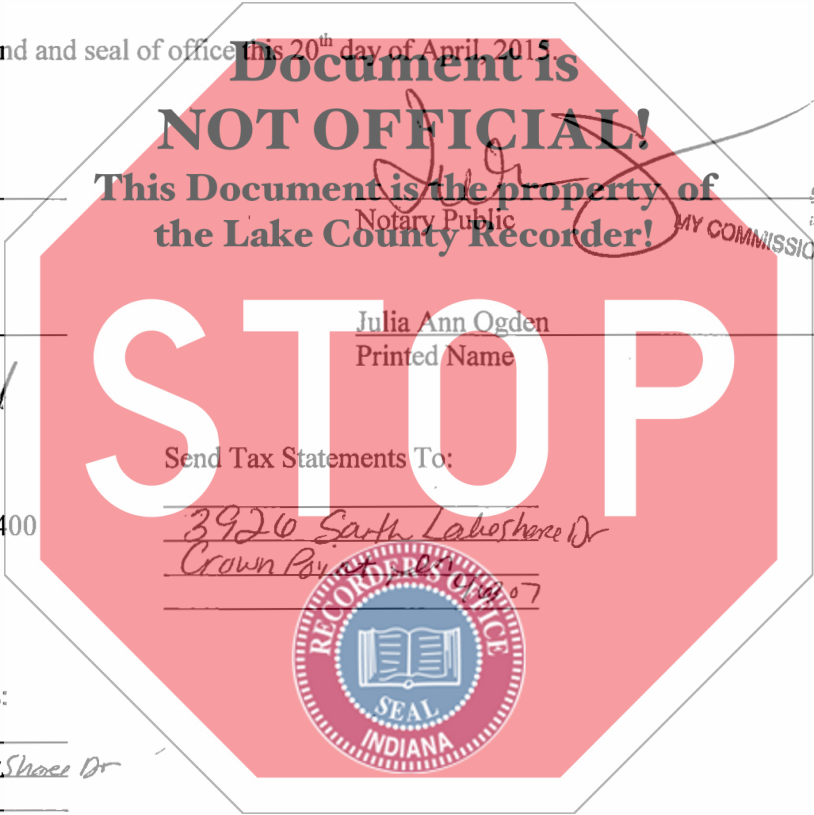
Marion

Return Recorded Deed To:

Total Title  
41 E Washington St, Suite 400  
Indianapolis, IN 46204

Grantee's Mailing Address:

3926 South Lake Shore Dr  
Crown Point, IN  
46307



JULIA ANN OGDEN  
NOTARY PUBLIC  
SEAL  
STATE OF INDIANA  
MARION COUNTY  
MY COMMISSION EXPIRES OCTOBER 15, 2020

This instrument prepared by Craig D. Doyle, Attorney at Law, DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. CRAIG D. DOYLE.