

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 026327

2015 MAY -1 AM 11:23

MICHAEL B. BROOKS
RECORDER

J

Tax ID Number(s):
18-28-0658-0133

45-06-25-226-133.000-027

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

Nupur Arora, 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:

Unit 2A in Building No. 20 in Cambridge Court Condominiums, a Horizontal Property Regime, established under the Declaration of Condominium recorded under Document No. 2003-124289, and all amendments thereto, including but not limited to the Sixteenth Amendment recorded December 7, 2005 as Document No. 2005-107595, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common elements and limited common elements appertaining thereto.

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 \$150,000.00 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 \$150,000.00 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 12/3/13 and recorded 12/30/13 as Instrument Number 20130951166 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.: 14-45466

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HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER **011841**

APR 29 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

18. MT

IN WITNESS WHEREOF, the Grantor has executed this deed this 21 day of April 2015.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

Printed: KEMENITA UNTERBERG

By: Unterberg & Associates, P.C., as Attorney-in-Fact
under POA recorded as Instrument No. 203095766

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 FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, by their attorney-in-fact, Unterberg & Associates PC by KEMENITA UNTERBERG 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 21 day of April 2015.

My Commission Expires:

Freddie 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:
629 Cambridge Court, Unit 2A
Munster, IN 46321

Grantee's Address and Mail Tax Statements To:
10249 New Devon St.
Munster IN 46321

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