

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 026410

2015 MAY -1 PM 12:03

MICHAEL B. BRO...
RECORDER

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SPECIAL WARRANTY DEED
(Parcel No. 45-08-12-202-049.000-004)

THIS INDENTURE WITNESSETH, That Fannie Mae A/K/A Federal National Mortgage Association ("Grantor"), and whose mailing address is P.O. Box 650043, Dallas, Texas 76265-0943, CONVEYS AND WARRANTS to Foreclosures 4 Cash Inc., an Indiana corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following real estate located in Lake County, State of Indiana:

Lot 20, Block 2, Aetna Manor 2nd Subdivision, City of Gary, recorded September 6, 1949 as shown in Plat Book 28, page 39, in the Office of the Recorder of Lake County, Indiana.

The address of such real estate is commonly known as 1242 New Jersey Street, Gary, Indiana 46403.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING THE REAL ESTATE FOR A SALES PRICE OF GREATER THAN 120% OF THE TOTAL PURCHASE PRICE EQUALING \$7,200.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING THE REAL ESTATE WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN 120% OF THE TOTAL PURCHASE PRICE EQUALING \$7,200.00 FOR A PERIOD OF 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.

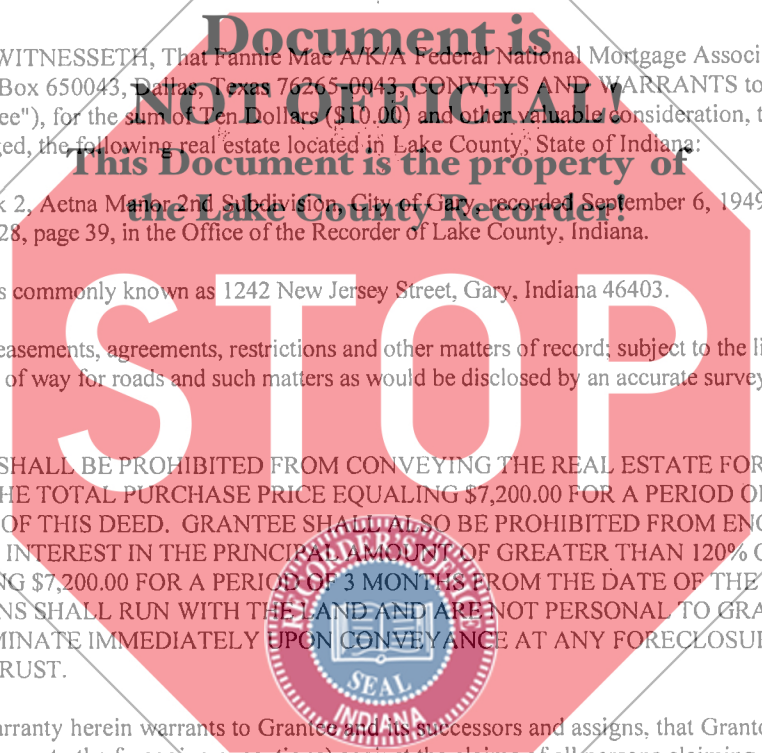
Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

Return to

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET 2015-55921-02
CROWN POINT, IN 46307

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20
ITN OKH
DUPLICATE ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
20912
MAY 01 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully empowered, by proper action of the governing body of Grantor, to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of March 2015

GRANTOR: Fannie Mae A/W/A Federal National Mortgage Association

By: First American Title Insurance Company, its attorney-in-fact
Instrument No. 2012 00353

By: _____

Printed: _____

Title: _____



STATE OF Texas)
COUNTY OF Dallas) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Sandra Taylor, the SP of First American Title Insurance Company, the attorney-in-fact for Fannie Mae, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of March, 2015

My Commission Expires: 10/4/15



Document is NOT OFFICIAL!

Cynthia Partida Valtierra
Resident of Dallas County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address is: 2931 JEWETT ST, Highland IN 46322

Tax mailing address is: 2931 JEWETT ST, Highland IN 46322

After recording, return to: 325 N Main St, Crown Point, IN 46307

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FA687017

