

2015 026505

2015 MAY -4 AM 10:09

MICHAEL B. BROOKS  
RECORDER

2

State of Indiana

FHA Case No.: 151-855132

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to Bartosz Grochowski and Michelle D. Grochowski, Joint Tenancy

(hereinafter called "Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of to-wit: Lot 38 in block 5 in Unit 2-A of Pheasant Hills Addition, to the town of Dyer, as per plat thereof, recorded in Plat Book 40, page 131, in the Office of the Recorder of Lake County, Indiana. As per the Legal Description made part hereof by this reference:



Parcel Number: 45-10-13-401-020.000-034  
Property Address: 502 Dogwood Drive, Dyer, IN 46311  
Tax Mailing Address: 502 Dogwood Drive, Dyer, IN 46311  
Grantee Address: 502 Dogwood Drive, Dyer, IN 46311

THIS DEED IS NOT TO BE EFFECTIVE UNTIL

4-24-15

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

011851

BUYER(S) ACKNOWLEDGEMENT:

*Bartosz Grochowski*  
Bartosz Grochowski

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 29 2015

*Michelle D. Grochowski*  
Michelle D. Grochowski

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL  
TITLE COMPANY**  
HUD150008

18  
PJ  
DW

Secretary of Housing and Urban Development  
Home Telos, LP as Asset Manager  
Contractor for C-OPC-23632

By: \_\_\_\_\_  
Sign Ron Hutchison  
For HUD by: \_\_\_\_\_  
Print Ron Hutchison, Senior Project Manager

Title: Designated Signatory for  
HomeTelos, LP, HUD's Asset  
Management Company

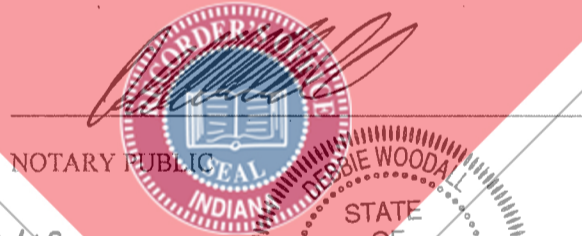
STATE OF Tennessee  
COUNTY OF Davidson

**Document is  
NOT OFFICIAL!**

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RON HUTCHISON, a Designated Signatory for HomeTelos, LP and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 4-24-15 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal, this 21st day of April, 2015.

(OFFICIAL SEAL)



My Commission Expires: 1/9/18  
County of Residence: Davidson

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.  
*Rose Kuckson*

This instrument was prepared by:  
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