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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 031676

2015 MAY 22 AM 10:30

MICHAEL B. BROWN
RECORDER

File Number: 14-11053
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-08-431-014.000-004

This Indenture Witnesseth: that Fannie Mae AKA Federal National Mortgage Association, ("Grantor"), whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254,

CONVEYS AND WARRANTS

Unto Civic Properties, LLC, ("Grantees"), whose tax mailing address is 127 Broad St. Griffith In 46319 for and in consideration of the sum of Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$7,250.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lots Five (5) and Six (6), Block Four (4), Central Park Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 2, Page 48, in the Office of the Recorder of Lake County, Indiana.

BEING the same property conveyed to Percell and Mildred McQueen, husband and wife, by Warranty Deed dated February 7, 1968 and of record in Deed Book 1228, Page 516, in the Office of the Recorder of Lake County, Indiana. The said Mildred McQueen died on April 13, 2004, vesting title solely in Percell McQueen. See Survivorship Affidavit of record in Instrument Number 2008-065273.

FURTHER BEING the same property conveyed to Reverse Mortgage Solutions, Inc. by Sheriff's Deed dated July 11, 2014 and of record in Instrument Number 2014-045000, in the Office of the Recorder of Lake County, Indiana.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Limited Warranty Deed dated August 5, 2014 and of record in Instrument Number 2014-052087, in the Office of the Recorder of Lake County, Indiana.

Property Address: 1720 Arthur St, Gary, IN 46404
County: Lake

GRANTEE Address: 1720 Arthur St, Gary, IN 46404
Tax Statement address: 1720 Arthur St, Gary, IN 45404

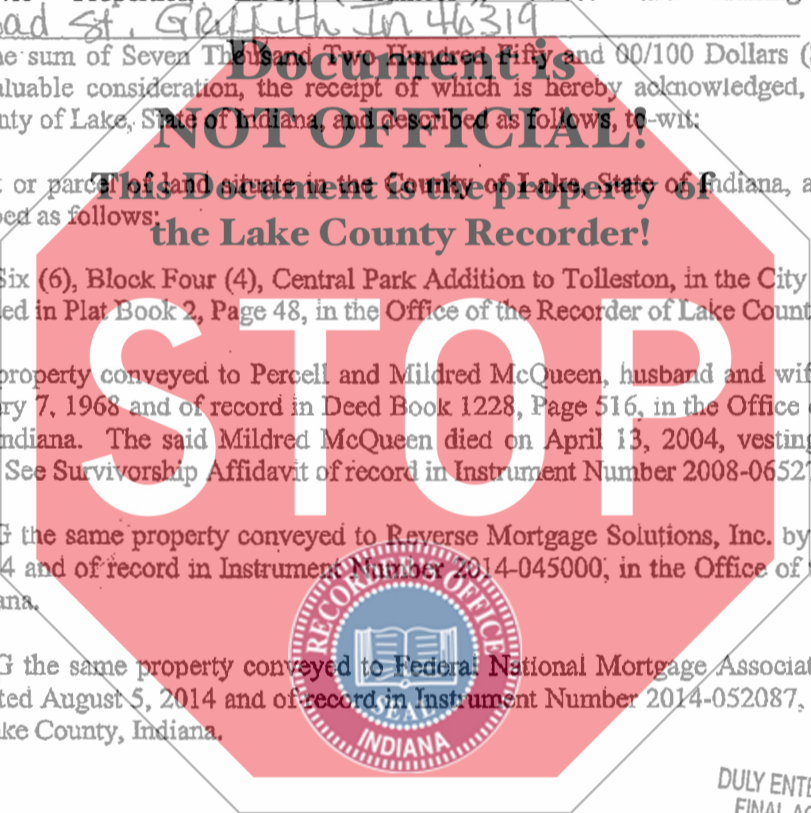
Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2014 taxes, due and payable in 2015.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 19 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CT
AM

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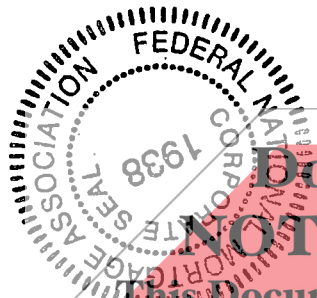
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$8,700.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$8,700.00 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 20 day of March, 2015.

GRANTOR:

Fannie Mae AKA Federal National Mortgage Association

By: CHRISTOPHER IRBY
Title: ASST VICE PRESIDENT

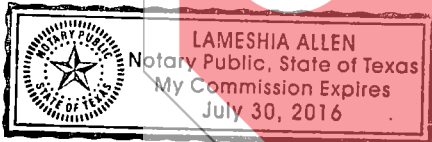


State of TEXAS

County of DALLAS

This Document is the property of the Lake County Recorder!

Before me, a Notary Public, in and for the said County and State, on this March 20, 2015 personally appeared CHRISTOPHER IRBY as ASST VICE PRESIDENT of Fannie Mae AKA Federal National Mortgage Association, as Grantor, who acknowledged the execution of the foregoing as its free and voluntary act and deed for the use and purposes mentioned herein.



Lameshia Allen
Notary Public
Type Name: Lameshia Allen
County of Residence
My Commission Expires:

'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' Kristi W. McAnulty, Attorney

Instrument Prepared by: Kristi W. McAnulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223