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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032549

2015 MAY 28 AM 9:40

MICHAEL B. BROWN
RECORDER

Parcel No: 45-12-09-405-023.000-030

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Federal National Mortgage Association a/k/a Fannie Mae**, organized and existing under the laws of the United States of America ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to **Bradford Trade Holdings LLC** ("Grantee"), the following described real estate located in Lake County, State of Indiana:

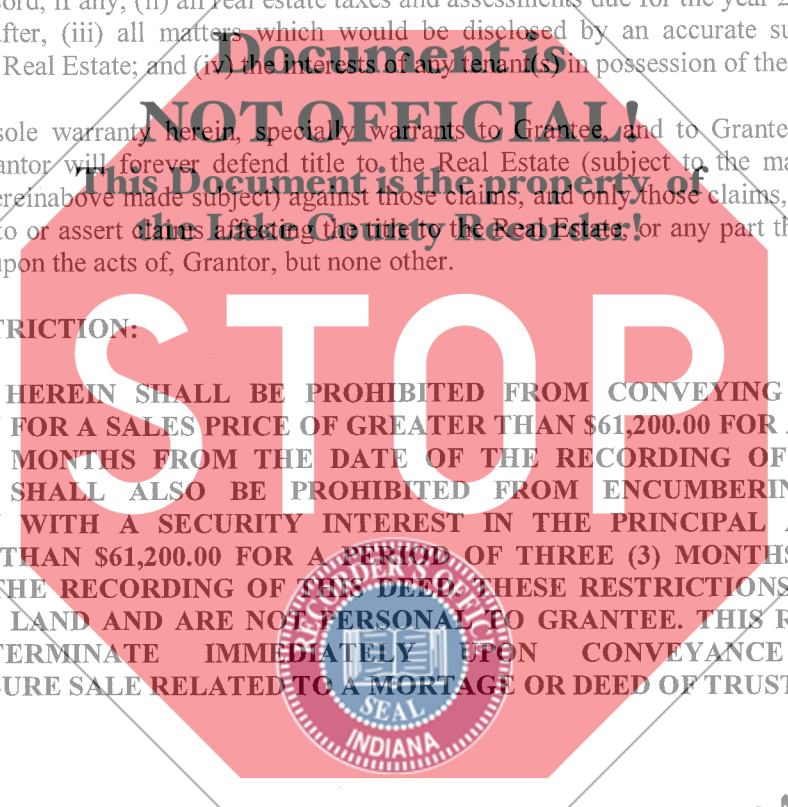
LOT 7, TURKEY CREEK MEADOWS, UNIT #1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
Commonly known as: **524 West 66th Place, Merrillville, IN 46410**

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2014 and payable in 2015 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

DEED RESTRICTION:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$61,200.00 FOR A PERIOD OF THREE (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 PRINCIPAL AMOUNT OF GREATER THAN \$61,200.00 FOR A PERIOD OF THREE (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.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 27 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

20649

#20

CHK#
240082

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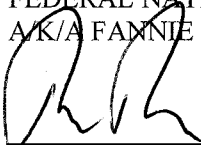
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The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 18 day of May, 2015.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE



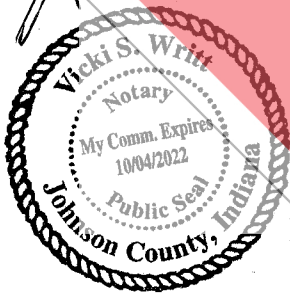
Barry T. Barnes, Partner
Feiwell & Hannoy, P.C. Attorney in Fact for Federal National
Mortgage Association by POA recorded March 6, 2014 as Instrument
No. 2014013342

**Document is
NOT OFFICIAL!**

STATE OF INDIANA **This Document is the property of**
COUNTY OF MARION **the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes, Partner with Feiwell & Hannoy, P.C. as POA for Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 18th day of May, 2015.



Mail Tax Statements:
Bradford Trade Holdings LLC
5080 Garfield St.
Gary, IN 46409

Grantee's Address:
5080 Garfield St.
Gary, IN 46409

This instrument prepared by Barry T. Barnes, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company, Inc. under commitment number 15000717-C.

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. -Barry T. Barnes

Return deed to Statewide Title Company, Inc., Escrow Dept., 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.



Barry T. Barnes
Attorney at Law
6525 E. 82nd St., Ste. 110
Indianapolis, IN 46250
317-562-1111