

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 059554

2015 SEP -2 AM 9:43

MICHAEL B. BROWN
RECORDER

File Number: 15-13024
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223



SPECIAL WARRANTY DEED

Key No.: 45-08-07-402-015.000-004

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 NIQUELLE ALLEN WINFREY, ("Grantees"), whose tax mailing address is 141 Morningside Ave. Gary IN 46408 for and in consideration of the sum of Twenty Five Thousand Five Hundred and 00/100 Dollars (\$25,058.00) 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:

Lot Numbers Eleven (11) and Twelve (12), in Block Number One (1), as marked and laid down on the recorded Plat of Calumet Park of Gary. The same as appears in Plat Book Number Thirteen (13), page Thirty (30), in the Recorders Office of Lake County, Indiana.

BEING the same property conveyed to Federal National Mortgage Association by Corrective Sheriff's Deed dated September 5, 2014 and of record in Instrument Number 2015-041550, in the Recorder's Office of Lake County, Indiana. See also original Sheriff's Deed of record in Instrument Number 2014-058089, in the Office aforesaid.

Property Address: 1520 Wallace St, Gary, IN 46404
County: Lake

GRANTEE Address: 141 Morningside Ave. Gary, IN 46408
Tax Statement address: PO BOX 62100 Gary, IN 46401

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.

21388

IN WITNESS WHEREOF, Grantor has executed this Deed on this ___ day of _____, 2015.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 01 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

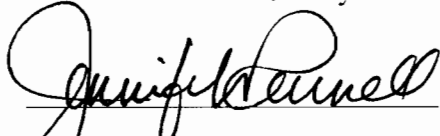
Handwritten initials

AMOUNT \$ 2000
CASH _____ CHARGE _____
CHECK# 625748
OVERAGE 200
COPY _____
NON-CONF _____
DEPUTY CP

Handwritten mark

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact pursuant to Power of Attorney of record in Instrument Number 2015043319 in the Office of the Lake County Recorder.


By: Jennifer L. Pennell

Title: Attorney

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

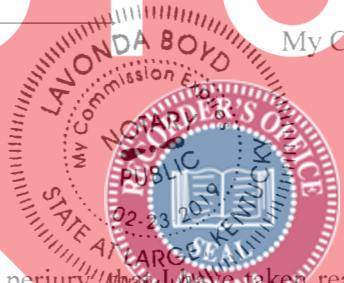
Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 21 day of August, 2015 by Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title, as Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor(s).


Notary Public

My Commission Expires: 2/23/19



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