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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 067093

2015 SEP 29 AM 11:32

File Number: 15-12949  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

MICHAEL B. BROWN  
RECORDER

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2015

JOHN M. PETALAS  
LAKE COUNTY AUDITOR

SPECIAL WARRANTY DEED

Key No.: 45-05-32-402-011.000-004

15-32886 REC

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 Tammy Sylvester, ("Grantees"), whose tax mailing address is 1725 W. 98th Place, Crown Point, IN 46307 for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 354, Robert Bartlett's Marquette Park Estates First Addition in the City of Gary, as shown in Plat Book 27 page 57, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association (Fannie Mae) by Sheriff's Deed dated December 12, 2014 and of record as Instrument No. 2014083480 in the Office of the Lake County Recorder.

Property Address: 7313 Hemlock Ave, Gary, IN 46403  
County: Lake

GRANTEE Address: 1725 W. 98th Place, Crown Point, IN 46307  
Tax Statement address: 1725 W. 98th Place, Crown Point, IN 46307

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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$ 60,000.00 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 \$ 60,000.00 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.

HOLD FOR MERIDIAN TITLE CORP

015721

15-32886

Handwritten signature/initials

IN WITNESS WHEREOF, Grantor has executed this Deed on this 16<sup>th</sup> day of Sept., 2015.

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 \_\_\_\_\_ in the Office of the Lake County Recorder.

*Jennifer L. Pennell*

By: Jennifer L. Pennell

Title: Attorney

COMMONWEALTH OF KENTUCKY

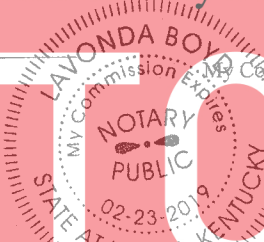
COUNTY OF JEFFERSON

**Document is**

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 16<sup>th</sup> day of Sept., 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).

**This Document is the property of the Lake County Recorder!**

*Rafinda Boyd*  
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. McNulty, Attorney

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

