STATE OF WHANA

**20**15 069500

2015 OCT 13 AM 9: 52

MICHAEL B. BROWN RECORDER

Parcel No: 45-07-07-330-040.000-023

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal Home Loan Mortgage Corporation ("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 Diana Alvarez ("Grantee"), the following described real estate located in Lake County, State of Indiana:

The East 42.5 feet of Lot 15 in Birdview Addition to Hammond, as per plat thereof, recorded in Plat Book 20, page 26 in the Office of the Recorder of Lake County, Indiana. Commonly known as: 1123 170th Place, Hammond, IN 46324

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 asset claims affecting the title to the Real Breat, yor only part thereof, by, through, under, or based upon the acts of Grantor but none other Recorder!

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of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has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.



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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 25th day of August, 2015.

Barry T. Barnes, Partner

2004 as Instrument No. 2004-011215

FEDERAL HOME/LOAN MORTGAGE CORPORATION

Feiwell & Hannoy, P.C. Attorney in Fact for Federal Home Loan Mortgage Corporation under Power of Attorney recorded February 9,

STATE OF INDIANA )SS **COUNTY OF MARION** Before me, a Notary Public in and for Said County and St te, personally appeared Barry T. Barnes, al Home Loan Mortgage Corporation, who anty Beed, and who, having been duly sworn, Partner with Feiwell & Hanna acknowledged the execution of the fo stated that the representations therein contained are thus and correct to the best of his knowledge, information and belief. the Lake County Recorder! IN WITNESS WHEREOF ereunto set my hand and Notarial Seal this 25th day of August, 2015. Mail Tax Statements: Orantee's Address: Ĺ. 70 >> DICCE Hammand IN

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 14005623-F.

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.

