

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 000781

2016 JAN -7 AM 11:33

MICHAEL B. BROWN
RECORDER

Tax ID Number(s):
26-35-0062-0013

45-07-06-182-019.000-023

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C.

D&G US Property Investments, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 14 in Block 10, in Maywood Addition to Hammond, as per plat thereof, recorded in Plat Book 11, page 32, in the Office of the Recorder of Lake County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$27,000.00 for a period of three 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 \$27,000.00 for a period of three 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.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 12-3-13 and recorded 12-30-13 as Instrument Number 2013095166 in the office of the Recorder of Lake County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

MTC File No.: 15-32834

Page 1 of 2

HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 05 2016

010074

JOHN E. PETALAS
LAKE COUNTY AUDITOR

18-
mt
DW



IN WITNESS WHEREOF, the Grantor has executed this deed this 23 day of December, 2015.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

Printed: Kenneth W Unterberg
By: Unterberg & Associates, P.C., as Attorney-in-Fact under POA recorded as Instrument No. 2013098166

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, by their attorney-in-fact, Unterberg & Associates PC by Kenneth W Unterberg, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 23 day of December, 2015.

My Commission Expires: 11/27/21

Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:

1129 Merrill Street
Hammond, IN 46320

Grantee's Address and Mail Tax Statements To:

6 Karma Ave.
Malverneastvic, 3145 Australia

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. Andrew R. Drake