

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 038746

2016 JUN 23 AM 8:44

MICHAEL B. BROWN
RECORDER

SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. BOX 650043, DALLAS, TX 75265-0043 (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of One Hundred Twenty-Four Thousand Dollars (\$124,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto JOHN GRAHAM INC., (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

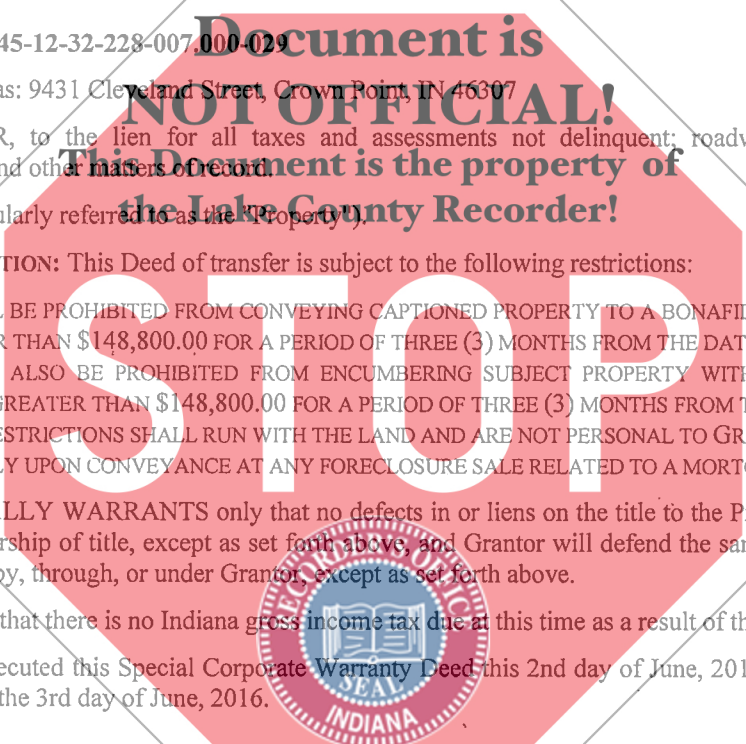
Lot 20, and the North 3 feet of Lot 19, in Fountain Ridge Addition Unit One to Ross Township, as per plat thereof, recorded in Plat Book 38 page 14, in the Office of the Recorder of Lake County, Indiana.

PARCEL NUMBER: 45-12-32-228-007.000-029

And commonly known as: 9431 Cleveland Street, Crown Point, IN 46307

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record.

(hereinafter collectively and singularly referred to as the "Property").



RESTRAINT ON ALIENATION: This Deed of transfer is subject to the following restrictions:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$148,800.00 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 \$148,800.00 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.

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 2nd day of June, 2016, which Deed is to be effective on the date of conveyance, being the 3rd day of June, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:

BY: DOYLE & FOUTTY, P.C. F/K/A
DOYLE LEGAL CORPORATION, P.C., AS ATTORNEY IN FACT

By: Tina M. Caylor
Printed: Tina M. Caylor, Attorney in Fact
Power of Attorney recorded as Instrument No. 2016-016472 in the Lake County Recorder's Office

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 20 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

003574

ME
UCC \$1300
\$18.00
#111046
3 copies

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State on this day personally appeared Tina M. Caylor, Attorney of Doyle & Foutty, P.C. f/k/a DOYLE LEGAL CORPORATION, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 2nd day of June, 2016.

My Commission Expires:

December 26, 2021

My County of Residence:

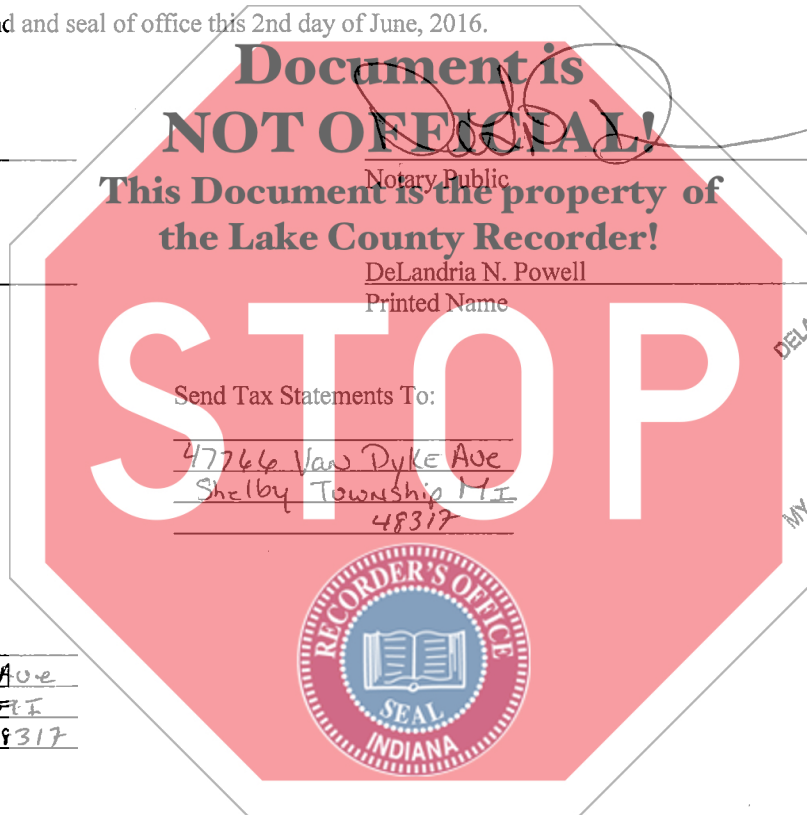
Marion

Return Recorded Deed To:

Total Title
41 E Washington Street
Suite 400
Indianapolis, IN 46204

Grantee's Mailing Address:

47766 Van Dyke Ave
Shelby Township, IN
48317



DELANDRIA N. POWELL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
COUNTY OF MARION
MY COMMISSION EXPIRES DECEMBER 26, 2021

This instrument prepared by Tina M. Caylor, Attorney at Law, DOYLE & FOUTTY, P.C. f/k/a DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. TINA M. CAYLOR.