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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 035785

2016 JUN -9 AM 9:13

MICHAEL B. BROWN
RECORDER

File Number: 16-13984
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223



SPECIAL WARRANTY DEED

Key No.: 45-08-18-103-031.000-004

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 Tierney Peterson, ("Grantees"), whose tax mailing address is 2124 Chase St, Gary, IN 46404 for and in consideration of the sum of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00) 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 16, in Block 7, Tarrytown Second Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 30, Page 86 in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated March 4, 2016 and of record as Instrument No. 2016-016876 in the Office of the Lake County Recorder.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$7,800.00 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 \$7,800.00 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.

Property Address: 4316 W 22nd Plaza, Gary, IN 46404
County: Lake

GRANTEE Address: 2124 Chase St, Gary, IN 46404
Tax Statement address: 2124 Chase St, Gary, IN 46404

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.

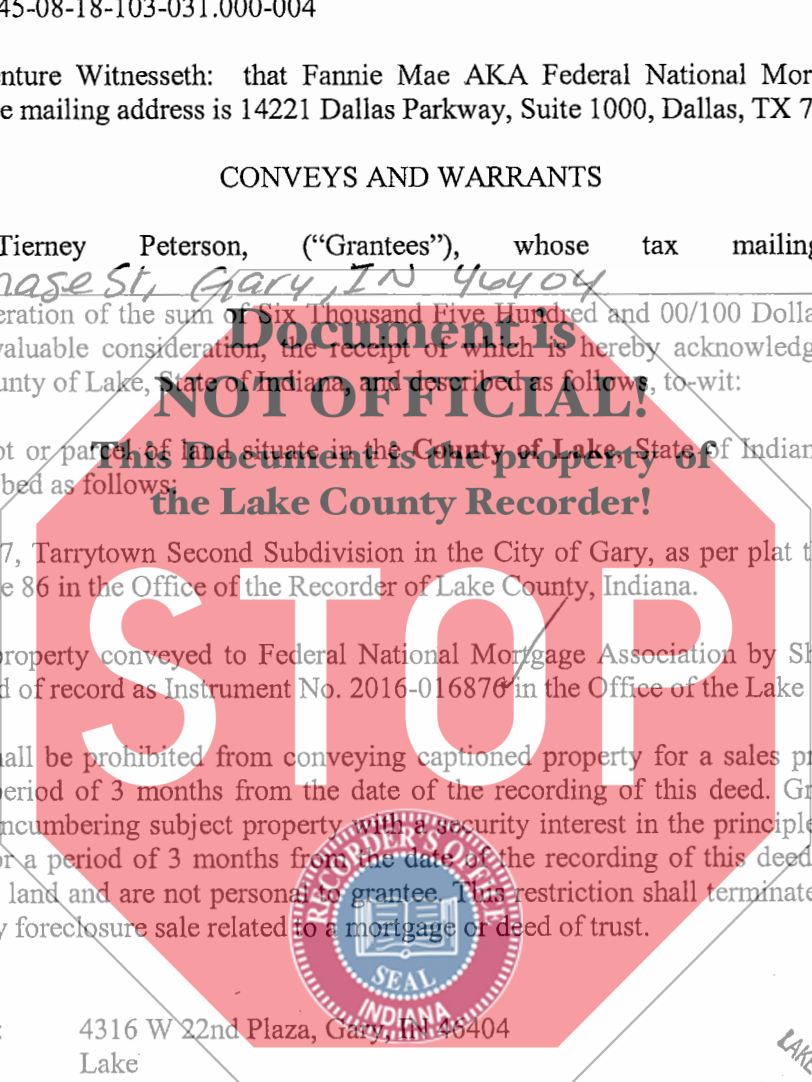
TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

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 2015 taxes, due and payable in 2016.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

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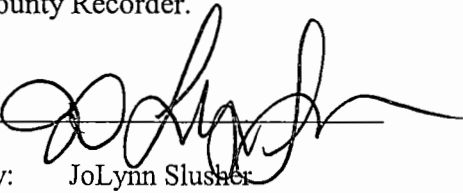


DUE FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JUN 07 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

IN WITNESS WHEREOF, Grantor has executed this Deed on this 25 day of May, 2016.

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By JoLynn Slusher as Processor 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.

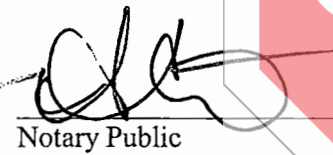

By: JoLynn Slusher

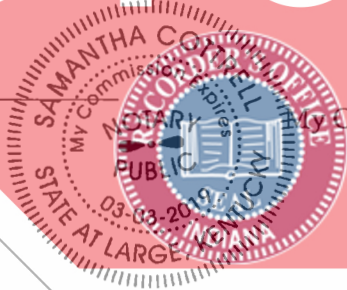
Title: Processor

COMMONWEALTH OF KENTUCKY
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 25 day of May, 2016 by JoLynn Slusher as Processor 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: 3-3-2019

'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