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MICHAEL B. BROWN
RECORDER

File Number: 15-12234
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-11-19-226-008.000-036

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 Ljubisa Popovic and Svetlanta Kuzmanovic, ("Grantees"), whose tax mailing address is 1819 Saturday Evening Ave, Dyer, IN 46311 for and in consideration of the sum of One Hundred Twenty-Five Thousand One Hundred and 00/100 Dollars (\$125,100.00) 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:

This Document is the property of the Lake County Recorder.

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

The North 311.0 feet of the following described property: A part of the Northeast ¼ of Section 19, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Section 19; thence West 301.10 feet, to the Point of Beginning; thence South perpendicular to the North line of said Section 19, 425.66 feet; thence West parallel with the said North line, 560.18 feet more or less to a line 871.38 feet West of the East line of the said Northeast Quarter as measured along the said North line; thence South parallel with the said East line; 425.77 feet, more or less to the said North line; thence East along the said North line, 570.28 feet to the Point of Beginning containing 1.99 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated February 7, 2014 and of record as Instrument No. 2014-009607 in the Office of the Lake County Recorder.

Property Address: 12905 W 77th Ave, Dyer, IN 46311
County: Lake

GRANTEE Address: 1819 Saturday Evening Ave Dyer, IN 46311
Tax Statement address: 12905 W 77th Ave, Dyer, IN 46311

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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

25193

AUG 12 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 18 -

CASH _____ CHARGE _____

CHECK # 629708

OVERAGE _____

COPY _____

NON-COM _____

CLERK aw

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IN WITNESS WHEREOF, Grantor has executed this Deed on this 22 day of July, 2016.

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 2015043319 in the Office of the Lake County Recorder.



By: Jennifer L. Pennell

Title: Attorney

**Document is
NOT OFFICIAL!**

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

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 22 day of July, 2016 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).



Notary Public



Commission Expires:

1-28-2019

'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