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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 056594

2016 AUG 19 PM 3:34

MICHAEL B. BROWN  
RECORDER

State of Indiana

FHA #151-569317

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH: <sup>The</sup> ~~At~~ **Secretary of Housing and Urban Development of Washington, D.C.**, or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to **Housemart.Biz, Inc.** (hereinafter called "Grantee") for and in consideration of to Ten Dollars (10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of **Lake** to-wit:

As per the Legal Description attached hereto as Exhibit "A" and made a part hereof by the reference

**Parcel Number: 45-09-30-377-012.000-018**

**Property Address: 117 North Delaware Street, Hobart, IN, 46342**

**Tax Mailing Address: 2929 Jewett Ave, Highland, IN 46322**

**Grantee Address: 2929 Jewett Ave, Highland, IN 46322**

**THIS DEED IS NOT TO BE EFFECTIVE UNTIL: 08/12/16**

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts and accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

**BUYER(S) ACKNOWLEDGEMENT:**

*Angela Richter*  
Housemart.Biz, Inc.  
Angela Richter  
Authorized Agent

Hold for:

INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307  
2016-58114-02

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20

Track#  
25048

RM

4773

Secretary of Housing and Urban Development

By: Larry Sanders  
Sign

LARRY SANDERS  
Print

Title: Designated Signatory for  
Sage Acquisitions, HUD's Asset  
Management Company

STATE OF Georgia )  
COUNTY OF Cobb ) SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Larry Sanders, a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 08/12/16 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development

WITNESS my hand and official seal, this 12 day of August, 2016.

(OFFICIAL SEAL)

**Document is NOT OFFICIAL!**

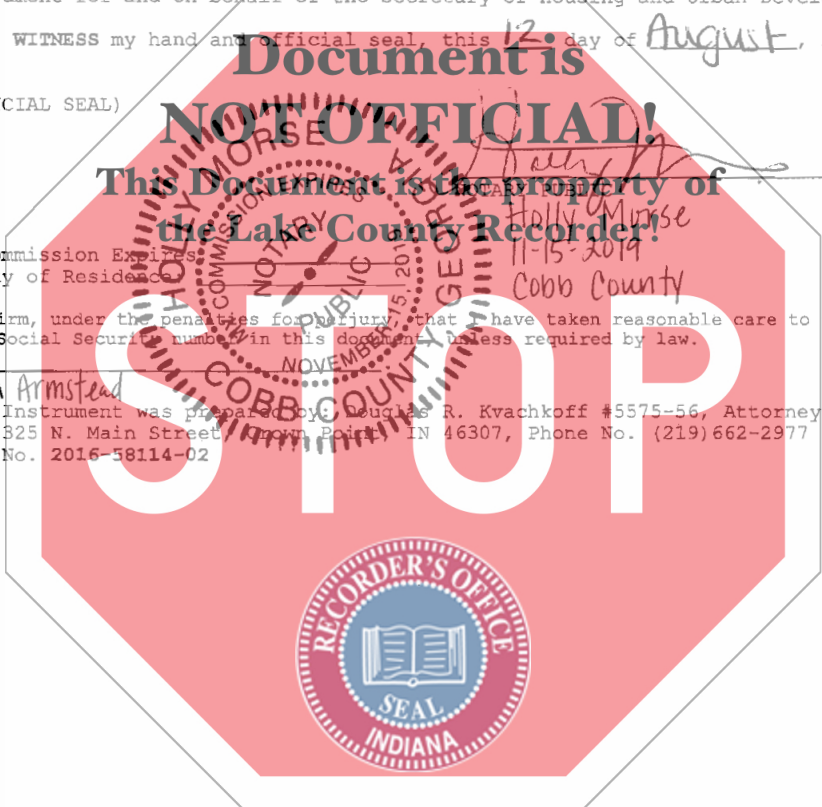
**This Document is the property of the Lake County Recorder!**

My Commission Expires  
County of Residence

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.

Andrea Armstead

This Instrument was prepared by: Douglas R. Kvachkoff #5575-56, Attorney at Law, 325 N. Main Street, Crown Point, IN 46307, Phone No. (219) 662-2977  
File No. 2016-58114-02



**"LEGAL DESCRIPTION"**

Lot 12 in Homewood Subdivision, as per plat thereof, recorded in  
Flat book 21, page 12, in the Office of the Recorder of Lake  
County, Indiana.

Commonly known as 117 N. Delaware Street, Hobart, IN 46342

