

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056729

2016 AUG 22 AM 9:40

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TAX: I.D. NO. 45-07-16-229-010.000-023

FHA Case No.: 151-870519

The SECRETARY OF HOUSING AND URBAN DEVELOPMENT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to MAURICIO PATINO AND NOEMI PATINO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of LAKE COUNTY, INDIANA, the following described real estate in LAKE County, in the State of INDIANA, to wit:

LOT 16, IN PARRISH AVENUE THIRD ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7405 DELAWARE AVENUE, HAMMOND, IN 46323

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF THE COUNTY AND CITY THAT AN ACCURATE SURVEY WOULD DISCLOSE.

THIS DEED IS NOT TO BE EFFECTIVE UNTIL: AUGUST 19, 2016

The said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, the property has been 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); that the same are free from encumbrances placed upon the property by the Grantor and that it will warrant and defend by, through, or under it, but not otherwise, the said title to the same against the claims of all persons whatsoever.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that he/she has been fully empowered to execute and deliver this Deed by virtue of the delegation of authority to Grantor published at 70 FR 43171 (July 26, 2005); that the Grantor is an agent for the United States of America and has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done. Grantor certifies that no gross income tax is due or payable at this time.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 22 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

18
CML
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004807

Community Title Company
File No. 1610525

TAX: I.D. NO. 45-07-16-229-010.000-023

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 19 day of August, 2016.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By Larry Sanders
Sign **Larry Sanders**

As HUD's Designated Agent

Print

STATE OF GA
COUNTY OF Cobb SS:

Document is NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry Sanders, on behalf of the SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D.C., and executed the foregoing instrument bearing the date of 8-19-16 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 Notarial Seal this 19 day of August, 2016.
My commission expires: 11-15-19
Resident of Cobb County Signature [Signature] Printed _____ Notary Public _____

This instrument prepared by: **MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEEDS TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 7405 DELAWARE AVENUE, HAMMOND, IN 46323
SEND TAX BILLS TO: GRANTEE

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.

[Signature]
Signature of Preparer
Diana Gross
Printed Name of Preparer

