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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058353

2016 AUG 26 AM 9:48

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TAX: I.D. NO. 45-13-06-201-025.000-018

FHA Case No.: 151-795055

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 LESLIE M. SHAGINAW, of LAKE COUNTY, INDIANA, the following described real estate in LAKE County, in the State of INDIANA, to wit:

LOT 85 IN BARRINGTON WEST PHASE 1, AN ADDITION TO THE CITY OF HOBART,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 78, IN THE OFFICE OF
THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 790 FATIMA LANE, HOBART, IN 46342

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 RECORD OR ANY FACTS THAT AN ACCURATE SURVEY WOULD
DISCLOSE.

THIS DEED IS NOT TO BE EFFECTIVE UNTIL AUGUST 25, 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 whosoever.

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.

SEAL
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 26 2016

JOHN E. PETALAG
LAKE COUNTY AUDITOR

00491 Community Title Company
File No. 1610434

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CM
AR

TAX: I.D. NO. 45-13-06-201-025.000-018

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 25 day of August, 2016.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: Larry Sanders
Sign

Larry Sanders
Print
As HUD's Designated Agent

STATE OF GA
COUNTY OF Cobb ss:



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 25.16 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 25 day of August, 2016.
My commission expires _____
Resident of _____ County _____
Signature: [Signature]
Printed: Holly Morse, 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'S STREET OR RURAL ROUTE ADDRESS: 790 FATIMA LANE, HOBART, IN 46342
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] Deanna Cross
Signature of Preparer Printed Name of Preparer