

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058749

2016 AUG 29 AM 10: 07

MICHAEL B. BROWN
RECORDER

State of Indiana

FHA Case No: 151-497519

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: The Secretary of Housing and Urban Development, 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

Angel Luis Rivera, Single Person

(hereinafter called "Grantee") for and in consideration of 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:

The following described real estate in (Lake) County, Indiana in the State of Indiana, to wit:

LEGAL DESCRIPTION - Lot 26 in Marquette Court, in the City of Gary, as per Plat thereof, recorded in Plat Book 25, Page 6, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-05-31-478-021.000-004

Property Address: 120 Huntington Ct., Gary, IN 46403

Tax Mailing Address: 120 Huntington Ct., Gary, IN 46403

Grantee Address: 120 Huntington Ct., Gary, IN 46403

THIS DEED IS NOT TO BE EFFECTIVE UNTIL

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an 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 under the Delegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgement

Angel Luis Rivera
Angel Luis Rivera



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 26 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$18
FW
C
5562

FIDELITY NATIONAL
TITLE COMPANY

HUD160179

Witnesses: Amaness
Lanita Maness

Secretary of Housing and Urban Development
By: Larry Sanders
Printed Name: Larry Sanders
Title: Designated Signatory for Sage Acquisitions
Authorized Agent of the U.S.
Department of Housing and Urban Development
As HUD's Designated Agent

STATE OF GA)
COUNTY OF Cobb))§:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Larry Sanders a Designated Signatory for Sage Acquisitions, Authorized Agent of the U.S. Department of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of 8.23.16 by virtue of the authority vested in him/her under the Redesignation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.), 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 23 day of August, 2016.

(OFFICIAL SEAL)

My Commission Expires: _____
County of Residence: _____
Grantor's Tax Mailing Address: _____



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. (Rose Kuckson)

This instrument was prepared by:
Timothy R. Kuiper
Austeen Kuiper Jasaitis PC
131 N. Main Street
Crown Point, IN 46307
219-663-5500

