

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 058953

2016 AUG 30 AM 8:56

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED  
(INDIANA)**

THE GRANTOR, ~~Fannie Mae AKA Federal National Mortgage Association~~, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO, **GMK Homes, LLC**, THE GRANTEE, OF Lake COUNTY, State of Indiana, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

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

Lot 420 in Resubdivision of Lincoln Gardens Eleventh Subdivision, as per plat thereof, recorded in Plat Book 41, page 54, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 3206 W. 75th Pl., Merrillville, Indiana 46410

**GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$84,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF \$84,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES, TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE

DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS SAID TO BE PERMITTED; AND THAT THE SAID

DULY ENTERED FOR RECORD  
FINAL ACCEPTANCE FOR TRANSFER

AUG 26 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 20 -  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 11203  
OVERAGE \_\_\_\_\_  
COPY 2  
NON-COM \_\_\_\_\_  
CLERK RM

E

004936

PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2015, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

**NOT OFFICIAL!**

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IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 14th day of August, 2016.

**Fannie Mae AKA Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact**

BY: Jennifer D. McNair  
Printed Jennifer D. McNair  
Title Partner

**By: Mercer Belanger  
at attorney in fact for  
Fannie Mae  
aka Federal National  
Mortgage Association**



ACKNOWLEDGEMENT:

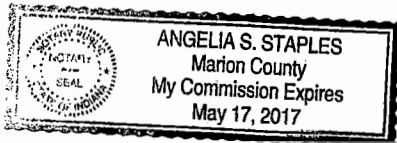
STATE OF Indiana )  
COUNTY OF Marion )

WITNESSES:

*POA Recorded  
5-3-16  
# 2016 026707*

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer D. McNair, PERSONALLY KNOWN TO ME AS THE Attorney in Fact for **Fannie Mae AKA Federal National Mortgage Association.**, AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 19th DAY OF August, 2016.



[Signature]  
NOTARY PUBLIC-Signature  
Angelia S. Staples  
NOTARY PUBLIC-Printed

My Commission Expires: 5/17/17

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the Lake County Recorder!**

PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO:

8928 Fairbanks St.  
Crown Point, IN 46307

GRANTEES MAILING ADDRESS:

AFTER RECORDING RETURN TO: Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204



I affirm, under penalties for perjury,  
that I have taken reasonable care to  
redact each social security number in  
this document unless required by law

Stephanie Radtke