

2016 074442

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 NOV -4 AM 8:51

MICHAEL B. BROWN
RECORDER

**SPECIAL WARRANTY DEED
(INDIANA)**

3

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, **Civic Properties, 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:

Document is NOT OFFICIAL!

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The West 100 feet of the South 225 feet of the North 905 feet (except the South 25 feet thereof which is embraced in a public road) of the Northwest Quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.

More commonly known as: 14308 Joyce Street, Dyer, IN 46311
Parcel # 45-11-19-103-008.000-032

GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$83,880.00 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 \$83,880.00 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, IN 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 HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, **ONLY ENTERED IN OF TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER** OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT

NOV 03 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

006449

*CX. 11868
2.00 over*

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."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 27 DAY OF October, 2016.

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

BY:

Printed

Title

ACKNOWLEDGEMENT:

STATE OF Indiana)

COUNTY OF Marion)

)SS:

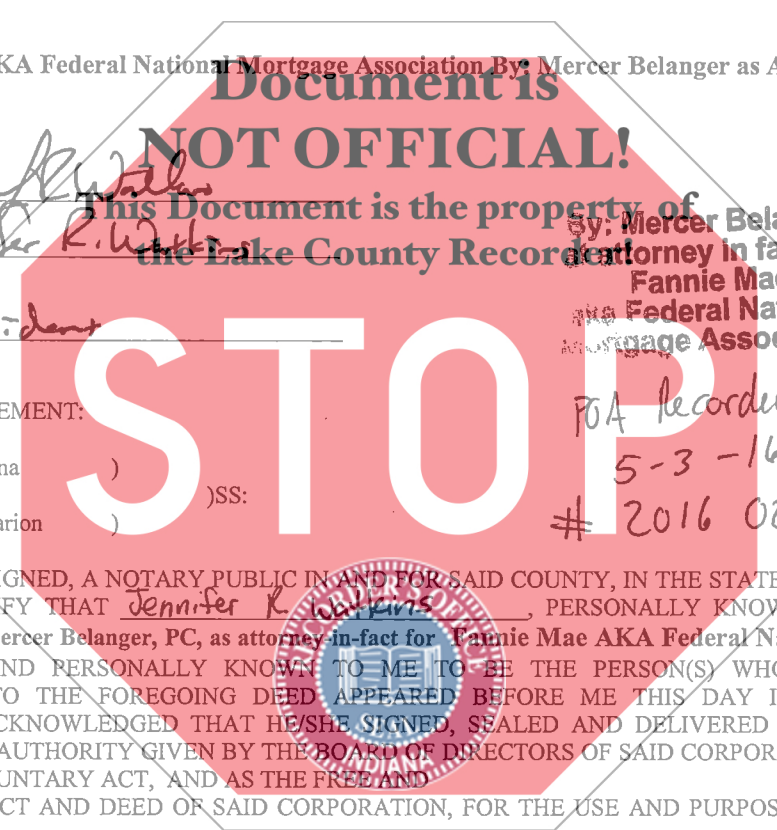
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer K. Watkins, PERSONALLY KNOWN TO ME AS A PARTNER OF Mercer Belanger, PC, as attorney-in-fact for Fannie Mae AKA Federal National Mortgage Association., AND PERSONALLY KNOWN TO ME TO BE THE 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 27 DAY OF October, 2016.



Stephanie Radtke
NOTARY PUBLIC-Signature

NOTARY PUBLIC-Printed



My Commission Expires: _____

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

MAIL FUTURE TAX BILLS TO:

GRANTEES MAILING ADDRESS:

> 127 N. Broad St.
Griffith, IN 46319

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

