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2016 075103

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 NOV -7 AM 11:53

MICHAEL B. BROWN
RECORDER

State of Indiana

FHA Case No.: 151-748428

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 Miguel A. Avila (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:

Lot 12, except the South 16 1/2 feet thereof, all Lot 11, and Lot 10, except the North 8 1/2 feet thereof in Block 3 in I.F. Pritchard's 1st Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 10, page 28, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-07-03-453-044.000-023

Property Address: 6424 New Jersey Avenue, Hammond, Indiana 46323

Tax Mailing Address: 6804 Nebraska Avenue, Hammond, Indiana 46323

Grantee Address: 6804 Nebraska Avenue, Hammond, Indiana 46323

THIS DEED IS NOT TO BE EFFECTIVE UNTIL November 1, 2016

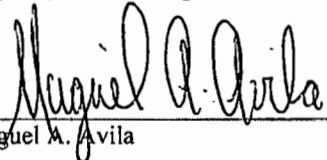
BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.).

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 Redelelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgement


Miguel A. Avila

027275

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 04 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 18.00
CASH CHARGE
CHECK# 53070
OVERAGE
COPY
NON-CONF
DEPUTY MB

Witnesses: Imaness
Lanita Maness

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

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 11/01/2016 by virtue of the authority vested in him/her under the Redlegation 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 31 day of Oct., 2016.

(OFFICIAL SEAL)

Henry
NOTARY PUBLIC
My Commission Expires: _____
County of Residence: _____
Grantor's Tax Mailing Address: 6804 Nebraska Avenue, Hammond, Indiana 46323
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.
Jeffrey R. Slaughter, Attorney at Law, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250

This instrument was prepared by:
Jeffrey R. Slaughter, Attorney at Law
8310 Allison Pointe Boulevard, Suite 204
Indianapolis, Indiana 46250
Telephone (317)-579-0816