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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 079035

2016 NOV 21 AM 11:16

MICHAEL B. BROWN  
RECORDER

File Number: 15-13598  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-17-06-328-008.000-054

This Indenture Witnesseth: that Fannie Mae AKA Federal National Mortgage Association, ("Grantor"), whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254,

CONVEYS AND WARRANTS

Unto Jon Cooke and Patricia Cooke, ("Grantees"), whose tax mailing address is 5344 E. 106th Ln, Crown Point, IN 46307 for and in consideration of the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot 25 in Trees II, Unit No. 1, as per plat thereof, recorded in Plat Book 73 page 9, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated December 4, 2015 and of record as Instrument Number 2015-085047, in the Office of the Lake County Recorder.

Property Address: 5344 E 106th Ln, Crown Point, IN 46307  
County: Lake

GRANTEE Address: 5344 E. 106th Ln, Crown Point, IN 46307  
Tax Statement address: 5344 E. 106th Ln, Crown Point, IN 46307

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2016 taxes, due and payable in 2017.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

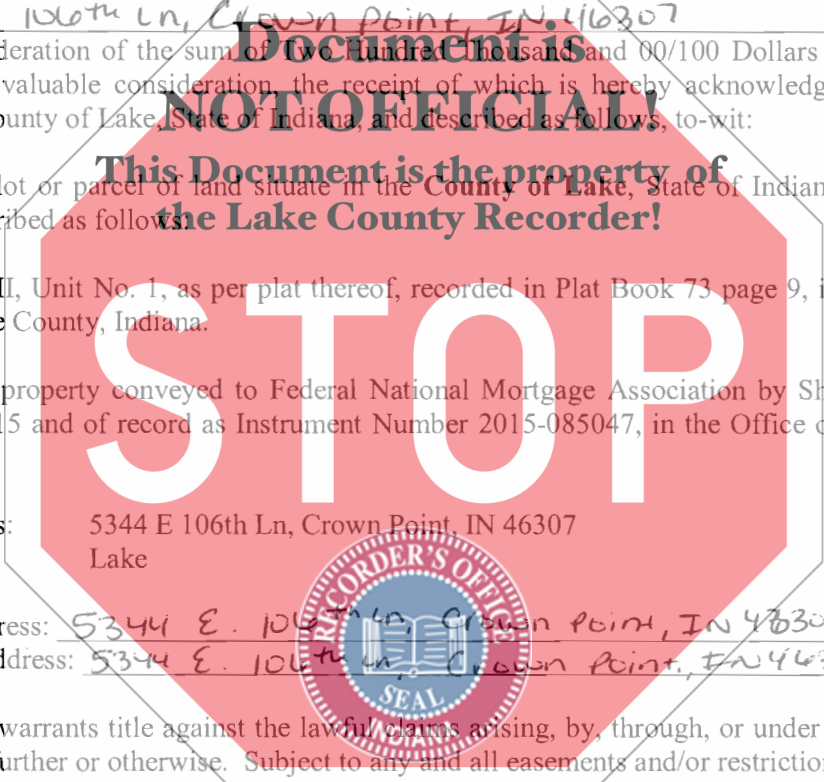
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NOV 16 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 1800  
CASH \_\_\_\_\_  
CHECK # 630953  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
DEPUTY AB

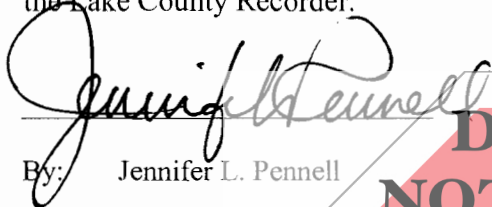
006649



IN WITNESS WHEREOF, Grantor has executed this Deed on this 28 day of October, 2016.

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact pursuant to Power of Attorney of record in Instrument Number 2015043319 in the Office of the Lake County Recorder.



By: Jennifer L. Pennell

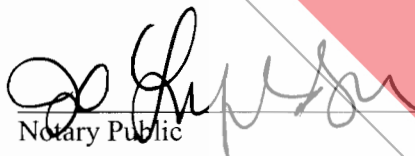
Title: Attorney



COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 28 day of October, 2016 by Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title, as Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor(s).



Notary Public

My Commission Expires:

1-28-2019

'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' Kristi W. McAnulty, Attorney

Instrument Prepared by: Kristi W. McAnulty, Attorney,  
US Title, 109 Daventry Lane, Louisville, KY 40223

