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LAKE COUNTY  
FILED FOR RECORD

2017 002766

2017 JAN 17 AM 9:09

MICHAEL S. BROWN  
RECORDER

**SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. BOX 650043, DALLAS, TX 75265-0043 (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of One Hundred Sixty-four Thousand Dollars (\$164,00000) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto **WILLIAM A. WALLEN AND KIMBERLY A. WALLEN**, Husband and Wife (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Being Lot Number 32 Block I in Westwood Estates as shown in the Recorded Plat/Map thereof in Book 73 page 32 of Lake County Records.

And commonly known as: 8711 Tyler Street, Merrillville IN 46410

Parcel: 45-12-28-180-001.000-030

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record.

(hereinafter collectively and singularly referred to as the "Property").

**RESTRAINT ON ALIENATION:** This Deed of transfer is subject to the following restrictions:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$196,800.00 FOR A PERIOD OF THREE (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 GREATER THAN \$196,800.00 FOR A PERIOD OF THREE (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.


Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 23rd day of December, 2016, which Deed is to be effective on the date of conveyance, being the 29th day of December, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:

By: DOYLE & FOUTTY, P.C. F/K/A  
DOYLE LEGAL CORPORATION, P.C., AS ATTORNEY IN FACT

By:   
Printed: Kurt V. Laker, Attorney in Fact  
Power of Attorney recorded as Instrument No. 2016031024 in the Lake County Recorder's Office

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

010303

\$ 18100

✓ # 113264

E JB

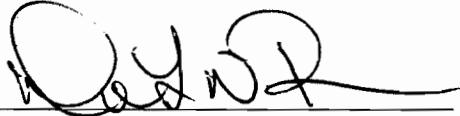
STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State on this day personally appeared Kurt V. Laker, Attorney in Fact of Doyle & Foutty, P.C. f/k/a DOYLE LEGAL CORPORATION, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 23rd day of December, 2016.

My Commission Expires:

December 26, 2021

  
\_\_\_\_\_  
Notary Public

My County of Residence:

Marion

Delandria N. Powell

Printed Name

Return Recorded Deed To:  
Total Title  
41 E Washington Street  
Suite 400  
Indianapolis, IN 46204

Send Tax Statements To:

840 Elk Lane  
Westville IN

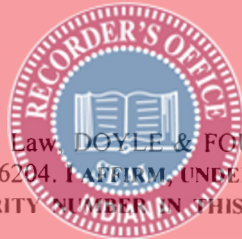
**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Grantee's Mailing Address:

840 Elk Lane  
Westville IN  
46391

**STOP**

DELANDRIA N. POWELL  
NOTARY PUBLIC  
STATE OF INDIANA  
COUNTY OF MARION  
COMMISSION EXPIRES DECEMBER 26, 2021



This instrument prepared by Kurt V. Laker, Attorney at Law, DOYLE & FOUTTY, P.C. f/k/a DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. KURT V. LAKER.