

LAKE COUNTY
FILED FOR RECORD

2017 004651

2017 JAN 20 AM 9:51

MICHAEL D. 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 Fifty-Seven Thousand Dollars (\$57,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto NICHOLAS J. NAUMOFF AND ELLEN S. NAUMOFF (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

The West 37.5 Feet of Lot 8, Locust Terrace, in the City of Hammond, as shown in Plat Book 18, Page 12, in Lake County, Indiana.

And commonly known as: 38 Locust St, Hammond, IN 46324

Parcel: 45-06-12-151.010.000-023

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 \$68,400.00 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 \$68,400.00 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 30th 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: S. Brent Potter, 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 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

020452

~~2000~~ U
\$18.00
ME

F
#113260

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State on this day personally appeared S. Brent Potter, 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

[Signature]
Notary Public

My County of Residence:

Marion

Printed Name

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

Send Tax Statements To:

Document is NOT OFFICIAL!
8143 Howard Ave
This Document is the property of the Lake County Recorder!
46321

Grantee's Mailing Address:

8143 Howard Ave
Munster, IN
46321



This instrument prepared by S. Brent Potter, 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. S. BRENT POTTER.