

2

2017 004760

LAKE COUNTY  
FILED FOR RECORD

2017 JAN 20 AM 11:27

MICHAEL D. BROWN  
RECORDER

State of Indiana

FHA Case No.: 151-652810

**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 B & T Group, LLC an Indiana Limited Liability Company (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 22 IN SOUTHHOLM, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32 PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

Parcel Number: 45-08-33-452-022.000-004

Property Address: 433 W 51<sup>st</sup> Place, Gary, IN 46408

Tax Mailing Address: 8927 Beall Street, Dyer, IN 46311

Grantee Address: 8927 Beall Street, Dyer, IN 46311

THIS DEED IS NOT TO BE EFFECTIVE UNTIL

BEING the same property required 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 the Redlegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgement

B & T Group, LLC an Indiana Limited Liability Company  
By: Stephen Stasny, Member



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 20 2017

JOHN E. PEALAS  
LAKE COUNTY AUDITOR

020516

\$18.00

HT

JAB

Secretary of Housing and Urban Development

By: 

Printed Name: \_\_\_\_\_

Title: **Sharon Lee**  
**Closing Manager**  
Designated Signatory for  
Sage Acquisitions  
Authorized Agent of the U.S.  
Department of Housing and Urban  
Development

STATE OF Georgia )  
COUNTY OF Clayton )

§:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Sharon Lee, 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 1-19-17 by virtue of the authority vested in him/her under the Redlegation of Authority published at 77 Fed. Reg. 57252, Page 57258 (June 20, 2012.), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

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

In my hand and official seal, this 19 day of January, 2017



  
NOTARY PUBLIC

County of Residence: Clayton

Grantee's Tax Mailing Address: 8927 Deall Street, Dyer, IN 46311

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.



(Kim Schultz)

This instrument was prepared by: Timothy Kuiper Attorney at Law 130 N. Main Street, Crown Point, IN 46307 17-1150