

2017 009355

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 13 AM 9:14

MICHAEL B. BROWN  
RECORDER

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State of Indiana

FHA Case No.: 151-878897

**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 Elvira Sandoval De Yepez and Ramiro Yepez, A Married Couple (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 East 7 - 1/2 feet of Lot 46 and the West 22 - 1/2 feet of Lot 47, Block 2, in Highland Addition to Hammond, as per plat thereof, recorded in Plat Book 6 page 42 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-06-01-258-031.000-023

Property Address: 547 Detroit Street, Hammond, Indiana 46320-3009

Tax Mailing Address: 547 Detroit Street, Hammond, Indiana 46320-3009

Grantee Address: 547 Detroit Street, Hammond, Indiana 46320-3009

THIS DEED IS NOT TO BE EFFECTIVE UNTIL February 3, 2017

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

Buyer(s) Acknowledgement

Elvira Yepez  
Elvira Sandoval De Yepez

Ramiro Yepez  
Ramiro Yepez

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 10 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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ck. 531331  
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Witnesses: Maress  
Lanita Maress

Secretary of Housing and Urban Development  
By: Larry Sanders

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

STATE OF GA **Document is NOT OFFICIAL!**  
COUNTY OF DeKalb **This Document is the property of the Lake County Recorder!**

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 02/03/17 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 Jan., 2017.

(OFFICIAL SEAL)

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

Grantor's Fax Mailing Address: 347 Detroit Street, Hammond, Indiana 46320-3009

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:  
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