

3

2017 009942

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB 15 AM 9:49

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED
(INDIANA)

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO, Equity Trust Co. Custodian FBO Michael Kubacki IRA 50% undivided interest and Michael Kubacki 50% undivided interest. THE GRANTEE, OF Lake COUNTY, State of Indiana, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

Lot 11, Block 13, Meadowdale Subdivision, as per plat thereof, recorded in Plat Book 31, page 52, in Lake County, Indiana.

More commonly known as: 1241 W. 56th Ave., Merrillville, IN 46410
Parcel # 45-12-04-156-011-000-031

GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$79,440.00 FOR A PERIOD OF 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 \$79,440.00 FOR A PERIOD OF 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.

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE

DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

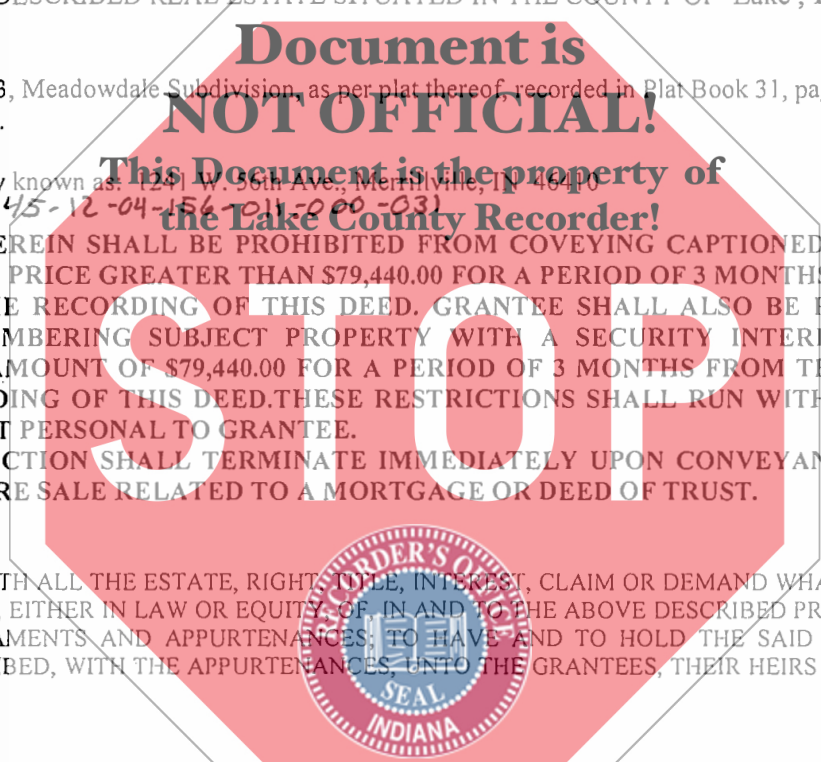
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 13 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

021105

AMOUNT \$ 20
CASH _____ CHARGE _____
CHECK # 12848
OVERAGE _____
COPY _____
NON-COM _____
CLERK Am E



GENERAL REAL ESTATE TAXES FOR THE YEAR 2016, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER

“GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN.”

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 21st DAY OF Jan, 2017.

Document is NOT OFFICIAL!

Fannie Mae AKA Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact

This Document is the property of the Lake County Recorder!

BY:

Jennifer R. Watkins
Printed

Title

President

By: Mercer Belanger
at attorney in fact for
Fannie Mae
aka Federal National
Mortgage Association

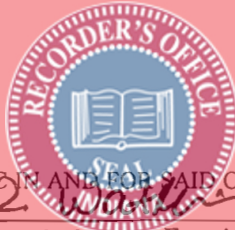
2017-009939

ACKNOWLEDGEMENT:

STATE OF Indiana)

)SS:

COUNTY OF Marion)



I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer R. Watkins PERSONALLY KNOWN TO ME AS A PARTNER OF Mercer Belanger, PC, as attorney-in-fact for Fannie Mae AKA Federal National Mortgage Association., AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 21st DAY OF Jan

NOTARY PUBLIC Signature

Angelia S. Staples



My Commission Expires:

5/17/17

PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO:

GRANTEES MAILING ADDRESS:

Document is NOT OFFICIAL!
*354 Canterbury Rd.
Griffith, IN 46039*

This Document is the property of the Lake County Recorder!

AFTER RECORDING RETURN TO: Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

STOP

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.

Stephanie Redtke

