

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 21 AM 10:57

MICHAEL B. BROWN  
RECORDER

BT1700033

2017 010720

State of Indiana

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., 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:

Jaime Estrada, in severalty

(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:

As per the Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference

Parcel Number: 45-07-18-276-018.000-023

Property Address: 7609 Chestnut Avenue, Hammond, IN 46324

Tax Mailing Address: 7609 Chestnut Avenue, Hammond, IN 46324

Grantee Address: 7609 Chestnut Avenue, Hammond, IN 46324

THIS DEED IS NOT TO BE EFFECTIVE UNTIL February 13, 2017

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

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 authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

BUYERS ACKNOWLEDGEMENT:

*Jaime Estrada*  
Jaime Estrada

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
FEB 17 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

011047

\$ 20.00

1820501769

CHICAGO TITLE INSURANCE COMPANY



Secretary of Housing and Urban Development

By: Derry Johnson  
As HUD's Designated Agent

Sign

Derry Johnson

Print

Title: Designated Signatory for Sage Acquisitions, HUD's Asset Management Company

STATE OF Georgia

COUNTY OF Cobb

**Document is NOT OFFICIAL!**

**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 Derry Johnson, a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of February 13, 2017 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS by hand and official seal, this 13 day of February, 2017.

(OFFICIAL SEAL)

Notary Public

My Commission Expires:

County of Residence:

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. Beta Phillips Farling. File No. BT1700033

This Instrument was prepared by Beta Phillips Farling for the benefit of Chicago Title Company LLC

**EXHIBIT "A" - LEGAL DESCRIPTION**

LOT 18 IN BLOCK 4, IN EVERGREEN PARK, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED AUGUST 8, 1950 IN PLAT BOOK 28, PAGE 81, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

