

2017 011922

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB 28 AM 8:48

MICHAEL B. BROWN
RECORDER

Return To:

NAS Dept. - Meridian Title Corporation
3850 Priority Way South Dr., Suite 120
Indianapolis, IN 46240

SPECIAL WARRANTY DEED

Key No.: 45-06-24-455-042.000-027

This Indenture Witnesseth: that Fannie Mae AKA Federal National Mortgage Association, ("Grantor"), whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254,

CONVEYS AND WARRANTS

Unto Ruben Soto and Sharae Soto, ("Grantees"), whose tax mailing address is 1243 Inverness Ct. Schererville IN 46375 for and in consideration of the sum of One Hundred Forty-Six Thousand and 00/100 Dollars (\$146,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot 4, Block 5 in Rueth Estates 2nd Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 42, Page 24, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated February 5, 2016 and of record as Instrument Number 2016-011157, in the Office of the Lake County Recorder.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$175,200.00 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 principle amount of greater than \$175,200.00 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.

Property Address: 543 Cedar Ct, Munster, IN 46321
County: Lake

GRANTEE Address: 1243 Inverness Ct. Schererville IN 46375
Tax Statement address: Same

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2016 taxes, due and payable in 2017.

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

INDIANA
DULY ENTERED FOR THE TAX IS ONE
FINAL ACCEPTANCE FOR TRANSFER

FEB 24 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

001052

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IN WITNESS WHEREOF, Grantor has executed this Deed on this 9 day of February, 2017.

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact pursuant to Power of Attorney of record in Instrument Number _____ in the Office of the Lake County Recorder.

Jennifer L Pennell

By: Jennifer L. Pennell

Title: Attorney



COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 9 day of February, 2017 by Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title, as Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor(s).

Jolynn Slusher
Notary Public

My Commission Expires: 1-28-2019

'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' Kristi W. McAnulty, Attorney

Instrument Prepared by: Kristi W. McAnulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223