

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 019932

2017 MAR 29 AM 9:18

MICHAEL B. BROWN
RECORDER

File Number: 16-14935
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-05-33-276-024.000-004

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 David Lelek, ("Grantees"), whose tax mailing address is 741-C Newcastle Drive Schererville IN 46375-2678 for and in consideration of the sum of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) 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 parcels land situated in the County of Lake, State of Indiana, and being more particularly described as follows:

Lots 45, 46, and 47 in Block 3 in Young's Dunelands, a Subdivision in the City of Gary, as shown in Plat Book 21, Page 44 and re-recorded on December 28, 1948 in Plat Book 28, Page 11, in Lake County, Indiana.

BEING the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated September 2, 2016 and recorded in Instrument Number 2016-064164, in the Office of the Lake County Recorder.

Property Address: 9208 Juniper Ave, Gary, IN 46403
County: Lake

GRANTEE Address: 741-C Newcastle Drive Schererville, IN 46375-2678
Tax Statement address: _____

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 2014 taxes, due and payable in 2015.

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

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$ 66,000.00 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 \$ 66,000.00 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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

022217

MAR 23 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

M.E.
\$18.00
632636

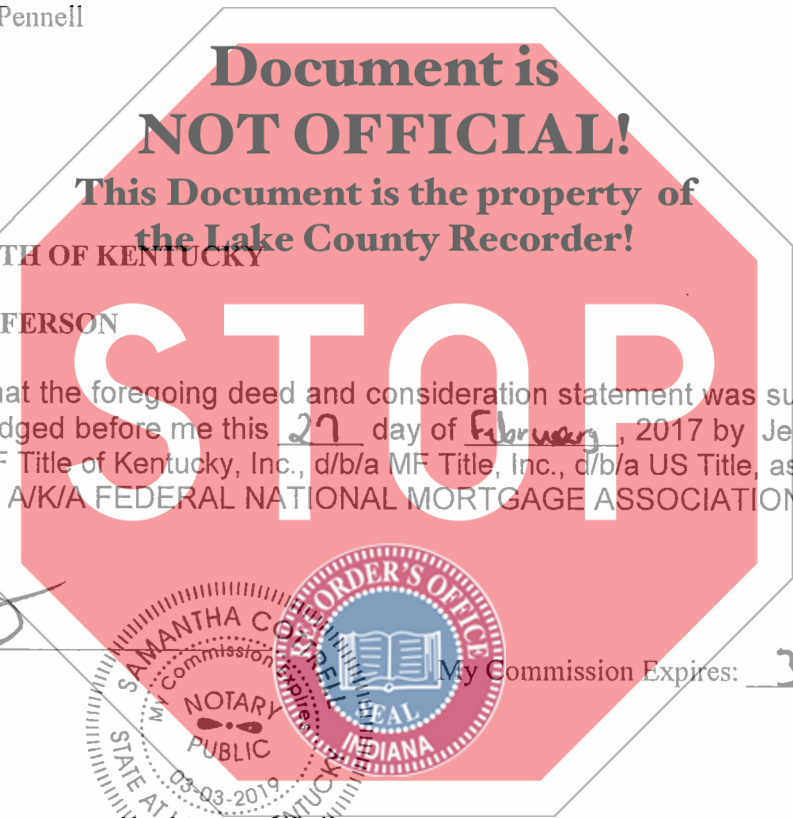
IN WITNESS WHEREOF, Grantor has executed this Deed on this ___ day of _____, 2017.

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.

By: Jennifer L. Pennell

Title: Attorney

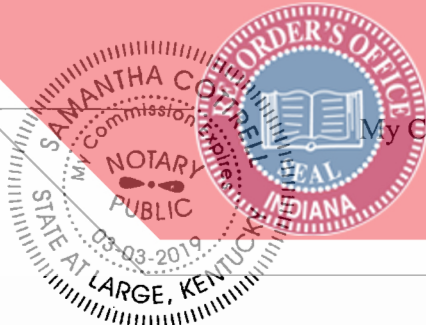


COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 27 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).

Notary Public



My Commission Expires: 3-3-2019

'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