

2017 020473

2017 MAR 31 AM 9:34

Parcel ID: 45-03-30-179-025-000-023

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth That: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a federally chartered corporation organized and existing under the laws of the United States of America, whose Post Office Address is P.O. Box 650043, Dallas, TX 75265-0043, Grantor:

CONVEY(S) AND WARRANT(S)

Unto JOHN BECKER and HANNAH BECKER, Husband and Wife, whose address is E4580 CEDAR RD, ELEVA, WI 54738, Grantees, for and in consideration of the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$37,500.00) and other good and valuable consideration, the receipt of which is hereby by acknowledged, the real estate situated in COUNTY OF LAKE, in the State of Indiana, to wit:

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 STOP

LOT 31, EXCEPT THE SOUTH 12 FEET THEREOF, ALL OF LOT 30 AND THE SOUTH 1 FOOT OF LOT 29, BLOCK 1, F. R. MOTT'S THIRD ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 19, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also Known As 4330 COLUMBIA AVE, HAMMOND, IN 46327

This conveyance is made expressly subject to all restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property herein conveyed.

Grantor hereby **SPECIALLY WARRANTS** only that no defects in or liens on the title to the property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the property.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than **\$45,000.00** for a period of 3.00 month(s) 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 greater than **\$45,000.00** for a period of 3.00 month(s) from the date of the RECORDING of this deed. These restrictions shall run with the land and are not personal to grantee.

The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.

This instrument is being executed under the authority granted by that certain Power of Attorney recorded on 2/23/17 in Liber 390 page 707 in the office of the Recorder of COUNTY OF LAKE, Indiana. The undersigned Attorney in fact has no actual knowledge or notice of the revocation or termination of the Power of Attorney.

MAR 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

001721

AMOUNT \$ 19-
 CASH _____ CHARGE _____
 CHECK # 98780
 OVERAGE [-]
 COPY _____
 NON-COM _____
 CLERK [Signature]

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 16th day of March 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC.
ATTORNEY-IN-FACT

By: 
Name: Pamela A. Fotherby
Title: Authorized Agent

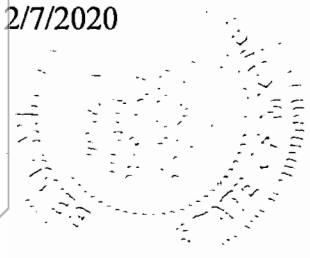
STATE OF MICHIGAN
COUNTY OF OAKLAND

I, Ben Taylor, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 16th day of March 2017 Pamela Fotherby of FIRST TITLE & ESCROW, INC., attorney-in-fact for FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally well known to me as the person named in capacity to execute the foregoing and annexed deed, bearing date on the 16th day of March 2017 Pamela A Fotherby, personally appeared before me in the said jurisdiction and by virtue of the power vested in him/her acknowledged the same to be the act and deed of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

BENJAMIN TAYLOR
NOTARY PUBLIC, WAYNE COUNTY MI
My Commission Expires 2/7/2020
Acting in Oakland County


Notary Public: Ben Taylor
My Commission Expires: 2/7/2020

Instrument Prepared by:
Andrew Briscoe, Attorney at Law
Briscoe Legal Services, LLC
6544 Briarwood Place
Zionsville, IN 4607



GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:

*E4580 Cedar Rd
Eleva, WI 54738*

RETURN TO:
*First Title & Escrow, Inc.
7361 Calhoun Place, Suite 200
Rockville MD 20855*

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew Briscoe.

File#: T-156449-17
REO#: C17009C