

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 041124

2017 JUL -3 AM 10:44

MICHAEL B. BROWN  
RECORDER

FHA Case No.: 151-673695

State of Indiana

File No. 1700360

SPECIAL WARRANTY DEED

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b1

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:

Sammie Emory Jr. single person

(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: 45-08-08-279-018-000-004

Property Address: 1932 W. 15th Ave., Gary, IN 46404

Tax Mailing Address: 1932 W. 15th Ave., Gary, IN 46404

Grantee Address: 1932 W. 15th Ave., Gary, IN 46404

THIS DEED IS NOT TO BE EFFECTIVE UNTIL \_\_\_\_\_

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 25, 2005).

BUYER'S ACKNOWLEDGEMENT:

*Sammie Emory Jr.*  
\_\_\_\_\_  
Sammie Emory Jr.

CHICAGO TITLE INSURANCE COMPANY

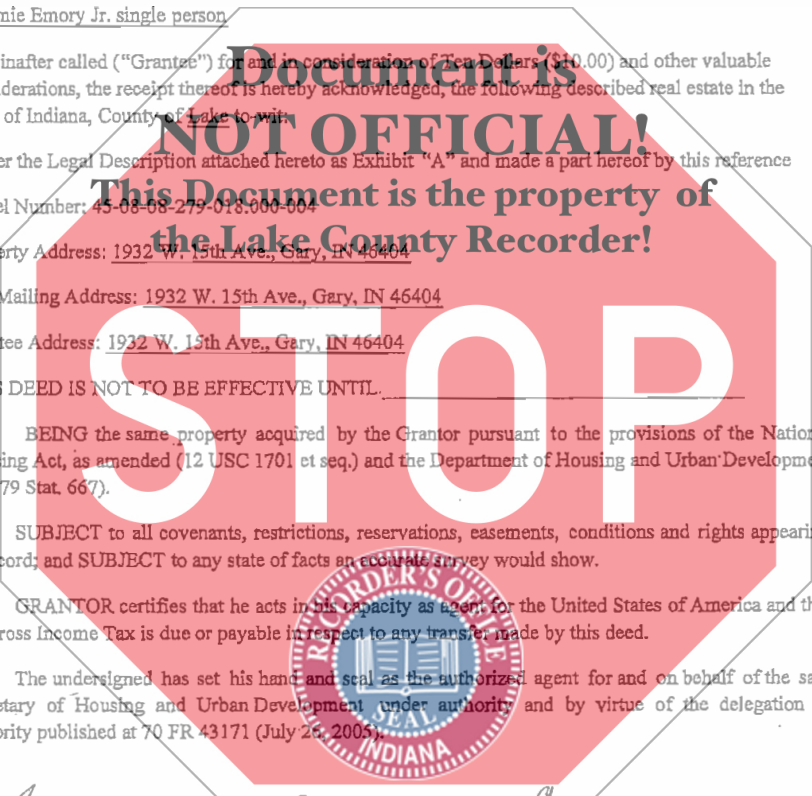
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 30 2017

Deed-Special  
LAKE COUNTY AUDITOR

003808

25-  
1820503325  
D



Secretary of Housing and Urban Development

By: [Signature]

Sign

Tabatha Williams  
As HUD's Designated Agent

Print

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

STATE OF GA

COUNTY OF COB

**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 Tabatha Williams, 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 6/12/17 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.

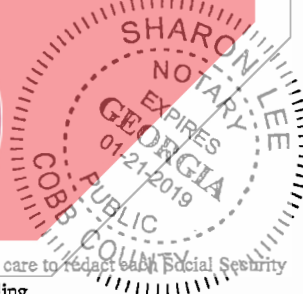
WITNESS my hand and official seal, this 12th day of June, 2017

[Signature]  
(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. Dena Phillips Farling.

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

**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 7 IN SEEHASE'S FIRST ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**PARCEL 2:**

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 50 FEET, THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING, EXCEPT A STRIP 1 ROD WIDE OFF THE SOUTH SIDE FOR A ROAD, IN LAKE COUNTY, INDIANA.

