

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 041772

2017 JUL 10 AM 9:42

MICHAEL B. BROWN
RECORDER

File Number: 16-14936
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-11-05-101-007.000-036

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 Jim Fresso, ("Grantees"), whose tax mailing address is 1523 Maple Pl Schererville, IN 46375 for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00) 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:

Unit 1523, Autumn Oaks Condominiums, Second Phase, a Horizontal Property Regime, as recorded as Document Numbers 590943 and 590944, under the date of July 16th, 1980 and the First Amendment to Declaration recorded as Document Numbers 748107 and 748108, under the date of March 7th, 1984, in the Recorder's Office of Lake County, Indiana, and the undivided interest in the common elements appertaining thereto.

Being the same property conveyed to Federal National Mortgage Association by Deed dated October 5, 2016 and of record as Instrument No. 2016 069772 in the Office of the Lake County Recorder.

Property Address: 1523 Maple Pl, Schererville, IN 46375
County: Lake

GRANTEE Address: 1523 Maple Pl, Schererville, IN 46375
Tax Statement address: 1523 Maple Pl, Schererville, IN 46375

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 2017 taxes, due and payable in 2018.

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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 05 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

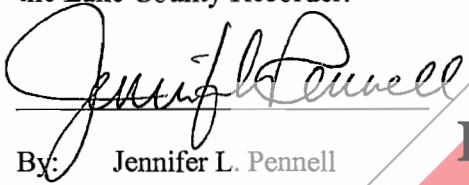
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IN WITNESS WHEREOF, Grantor has executed this Deed on this 28 day of June, 2017.

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 2017018919 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 28 day of June, 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: 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