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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 042857

2017 JUL 13 AM 8:37

MICHAEL B. BROWN  
RECORDER

TAX ID(s): 45-12-16-476-015.000-030

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 VICTORIA J MERLO, whose address is 132 Elm Street, Park Forest, IL 60466, Grantee, for and in consideration of the sum of SEVENTY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$72,900.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real property situated in COUNTY OF LAKE, in the State of Indiana, to wit:

LOT 11 IN SOUTHMOORE PARK SECOND SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30 PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

Also Known As 248 W 75TH AVENUE, MERRILLVILLE, IN 46410

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.

This instrument is being executed under the authority granted by that certain Power of Attorney recorded as instrument #2017002306 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 aforementioned Power of Attorney.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 11 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025441

AMOUNT \$ 25

CASH \_\_\_\_\_ CHARGE \_\_\_\_\_

CHECK # 1059 69, 106005

OVERAGE \_\_\_\_\_

COPY \_\_\_\_\_

NON-COM \_\_\_\_\_

CLERK MB

E

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 29th day of JUNE 2017.

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

BY:

Name: Lori Moore

Title: Authorized Agent

STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S

**Document is NOT OFFICIAL!**

**This Document is the property of**

I, Chianti Ashley, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 29th day of JUNE 2017 Lori Moore 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 29th day of JUNE 2017 Lori Moore 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.

CHIANTI ASHLEY  
NOTARY PUBLIC  
PRINCE GEORGE'S COUNTY  
MARYLAND  
MY COMMISSION EXPIRES 11/22/2020



*Chianti Ashley*  
Notary Public: Chianti Ashley  
My Commission Expires: 11/22/2020

Instrument Prepared by:  
Andrew Briscoe, Attorney at Law  
Briscoe Legal Services, LLC  
6544 Briarwood Place  
Zionsville, IN 46077

GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:  
248 W 75<sup>th</sup> Avenue, Merrillville, IN 46410

RETURN TO:  
First Title & Escrow, Inc. ✓  
15 W Gude Drive, Suite 400  
Rockville MD 20850

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-158388-17  
REO#: C17022J