

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 042859

2017 JUL 13 AM 8:38

MICHAEL B. BROWN
RECORDER

**SPECIAL WARRANTY DEED
(INDIANA)**

THE GRANTOR, **Fannie Mae A/K/A Federal National Mortgage Association**, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, **Alisha Rus**, Of Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, OF INDIANA, TO WIT:

Parcel I:

Lot 5 in Oakwood Hills as per plat thereof, recorded in Plat Book 24, page 1, in the Office of the Recorder of Lake County, Indiana.

Parcel II:

The South 108.80 feet of the North 896.62 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 Northeast 1/4 of Section 12, Township 34 North, Range 9 West, of the 2nd Principal Meridian in Lake County, Indiana.

More commonly known as: 11212 Durbin Pl, Crown Point, IN 46307

Parcel Number: 45-15-12-255-003.000-041

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES, TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2016, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER.

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

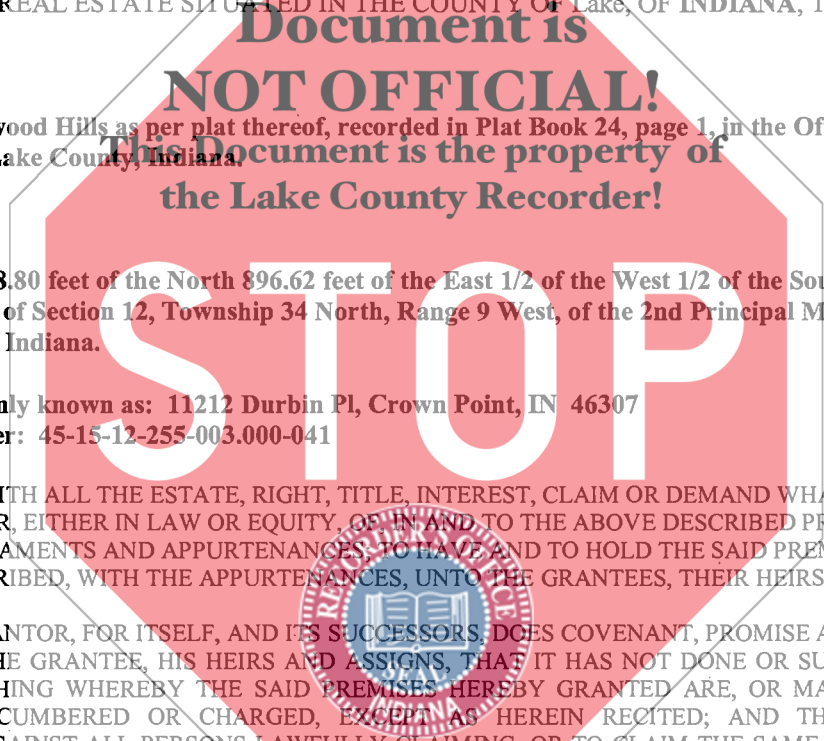
IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 3rd DAY OF July, 2017.

DELIVERED TO GRANTEE AT GRANTEE'S OFFICE
FINAL ACCEPTANCE FOR TRANSFER

JUL 11 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

025442



AMOUNT \$ 25-
CASH _____ CHARGE _____
CHECK # 14658
OVERAGE _____
COPY _____
NON-COM _____
CLERK AR

E

Fannie Mae A/K/A Federal National Mortgage Association, By: **MERCER BELANGER, attorney in fact**

BY: *Clayton Wallis*
Jennifer R. Watkins

Printed
Title *President*

**By: Mercer Belanger
at attorney in fact for
Fannie Mae
aka Federal National
Mortgage Association**

ACKNOWLEDGEMENT:

STATE OF Indiana

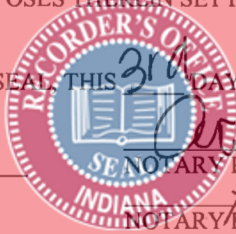
COUNTY OF Marion

Document is NOT OFFICIAL!
PC/A Recorded 2-15-17
This Document is the property of the Lake County Recorder
#3017009939

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT *Jennifer R. Watkins*, PERSONALLY KNOWN TO ME AS a partner of Mercer Belanger, PC, as attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, AND PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS *30* DAY OF *July*, 2017.

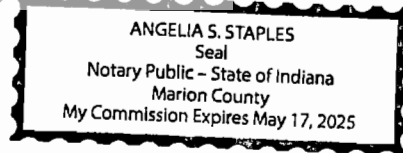
My Commission Expires: *5/17/25*



Angelia S. Staples
NOTARY PUBLIC-Signature
Angelia S. Staples
NOTARY PUBLIC-Printed

PREPARED BY: Jennifer McNair, Attorney at Law

MAIL FUTURE TAX BILLS TO: *11212 Durbin Pl.*
GRANTEES MAILING ADDRESS: *Crown Point, IN 46307*



AFTER RECORDING RETURN TO: Mercer Belanger, 1 Indiana Square, #1500, Indianapolis, IN 46204

**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.**

Stephanie Radtke