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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 042870

2017 JUL 13 AM 8:40

MICHAEL B. BROWN
RECORDER

File Number: 17-15884
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-29-280-009.000-001

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 J. R. Clemons Jr, ("Grantees"), whose tax mailing address is 5871 Grant St #212, Merrillville, IN 46410 for and in consideration of the sum of Seven Thousand Three Hundred Fifty and 00/100 Dollars (\$7,350.00) 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 situated in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot 11 in Grant Terrace Addition, as per plat thereof, recorded in Plat Book 26, page 63, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated April 7, 2017 and of record as Instrument No. 2017027131 in the Office of the Lake County Recorder.

Property Address: 1633 W 40th Ave, Gary, IN 46408
County: Lake

GRANTEE Address: 5871 Grant St, #212, Merrillville, IN 46410
Tax Statement address: 5871 Grant St, #212, Merrillville, IN 46410

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 2016 taxes, due and payable in 2017.

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

AMOUNT \$ 25-
CASH _____ CHARGE _____
CHECK # 634249
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

025489

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IN WITNESS WHEREOF, Grantor has executed this Deed on this 7 day of July, 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.

Jennifer L. Pennell

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 7 day of July, 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).

Jolyn S. Usher

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