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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 JUL 31 PM 2:37

MICHAEL B. BROWN  
RECORDER

2017 047382

TAX ID(s): 45-12-03-306-003.000-030

SPECIAL WARRANTY DEED

This Indenture Witnesseth That: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor, 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 HOUSEMART INC., an Indiana corporation with its principal office located in Lake County, Indiana, Grantee, for and in consideration of the sum of FORTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$41,250.00) and other good and consideration, the receipt of which is hereby by acknowledged, the real estate situated in COUNTY OF LAKE, in the State of Indiana, to wit:

LOTS 4, 5, 6 AND THE NORTH 1/2 OF LOT 7, IN BLOCK 5, IN GROSS PARK ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also Known As 5825 MASSACHUSETTS ST, 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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$49,500.00 for a period of 3.00 month(s) from the date of the RECORDING of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$49,500.00 for a period of 3.00 month(s) from the date of the RECORDING of this deed. These restrictions shall run with the land and are not personal to grantee.

The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Return To:

INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET 17-59453  
CROWN POINT, IN 46307



\$25,000

JB

ITN CK#25707

040943

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.

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 24<sup>th</sup> day of July 2017.

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

BY: \_\_\_\_\_  
Name: P. Hunter Fahrney  
Title: Authorized Agent

STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S

I, Chianti Ashley, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 24<sup>th</sup> day of July 2017 P. Hunter Fahrney 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 24<sup>th</sup> day of July 2017 P. Hunter Fahrney 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

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 4607



GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:  
2929 Jewett Ave  
Highland, IN 46322

RETURN TO:  
Indiana Title Network Company  
325 N. Main St  
Crown Point, In 46307

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-159484-17  
REO#: C1703OL