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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 068073

2017 OCT -6 AM 9:59

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, Sabine Miller, Of Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

Lot 438, Lincoln Gardens, Twelfth Subdivision, as per plat thereof, recorded in Plat Book 42, page 98, Lake County, Indiana.

More commonly known as: 3120 West 75th Place, Merrillville, IN 46410
Parcel Number: 45-12-17-302-007.000-030

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 29th DAY OF September 2017.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 5 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

042194

AMOUNT \$ 25.00
CASH CHARGE
CHECK# 15348
OVERAGE
COPY
NON-CONF
DEPUTY MB

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

BY: Jennifer R. Watkins

Printed Jennifer R. Watkins

Title President

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

POA Recorded

2-15-17

#2017 009939

ACKNOWLEDGEMENT:

STATE OF Indiana)

)SS:

COUNTY OF Marion)

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.

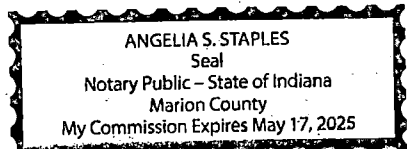
GIVEN UNDER MY HAND AND SEAL, THIS 29th DAY OF September, 2017.

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:
GRANTEES MAILING ADDRESS: 3120 W. 75th Pl.
Merrillville, IN 46410



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