

2017 070340

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT 18 AM 9:09

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TAX: I.D. NO. 45-07-10-228-027.000-023

FHA Case No.: 156-167547

The SECRETARY OF HOUSING AND URBAN DEVELOPMENT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to **JAVIER A. GALLEGOS ESQUEDA**, of LAKE COUNTY, INDIANA, the following described real estate in LAKE County, in the State of INDIANA, to wit:

Document is NOT OFFICIAL!
LOT 2 IN BLOCK 17 IN CLINE GARDENS ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6506 TENNESSEE AVENUE, HAMMOND, INDIANA 46323

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF RECORD OR ANY FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

THIS DEED IS NOT TO BE EFFECTIVE UNTIL: **OCTOBER 17, 2017**

The said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, the property has been acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667); that the same are free from encumbrances placed upon the property by the Grantor and that it will warrant and defend by, through, or under it, but not otherwise, the said title to the same against the claims of all persons whosoever.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that he/she has been fully empowered to execute and deliver this Deed by virtue of the delegation of authority to Grantor published at 70 FR 43171 (July 26, 2005); that the Grantor is an agent for the United States of America and has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done. Grantor certifies that no gross income tax is due or payable at this time.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 18 2017

005601

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
em
D

COMMUNITY TITLE COMPANY
FILE NO. 1712998

TAX: I.D. NO. 45-07-10-228-027.000-023

FHA Case No.: 156-167547

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 17th day of October, 2017

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: Vernessya Tate
Sign

Vernessya Tate
Print As HUD's Designated Agent

STATE OF GA
COUNTY OF Clayton SS:

Before me, the undersigned a Notary Public in, and for said County and State, personally appeared Vernessya Tate of the County of Clayton and State of Georgia, and executed the foregoing instrument bearing the date of 10-17-17 by virtue of the authority vested in him/her by the delegation of authority filed in the State of Georgia on July 26, 2005, and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

Witness my hand and Notarial Seal this 17 day of October, 2017.
My commission expires: 01/02/2021 Signature [Signature]
Resident of Clayton County Printed Johnetta B Tinsley, Notary Public

This instrument prepared by: **MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEEDS TO: **GRANTEE**
GRANTEE'S STREET ADDRESS: **6506 TENNESSEE AVENUE, HAMMOND, INDIANA 46323**
SEND TAX BILLS TO: **GRANTEE**

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.

[Signature] Signature of Preparer
Deanna L Griggs Printed Name of Preparer

