

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 072109

2017 OCT 25 PM 12:44

MICHAEL B. BROWN
RECORDER

File Number: 16-14937
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-07-18-480-006.000-023

This Indenture Witnesseth: that Fannie Mae AKA Federal National Mortgage Association, ("Grantor"), whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043,

CONVEYS AND WARRANTS

Unto Prasanna Raghavan and Tanuja Prasanna, Husband and wife, as joint tenants with full rights of survivorship ("Grantees"), for and in consideration of the sum of Thirty-Five Thousand One and 00/100 Dollars (\$35,001.00) 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:

The Easterly 5.0 feet, at the right angles and parallel lines of Lot 91 and Lot 92 (except the Easterly 5.0 feet thereof at right angles and parallel lines), Beverly Fifth Addition, in the City of Hammond, as shown in Plat Book 29, page 8, in Lake County, Indiana.

BEING the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated September 2, 2016 and recorded in Instrument Number 2016064165, in the Office of the Lake County Recorder.

Property Address: 1592 Beverly St, Hammond, IN 46324
County: Lake

GRANTEE Address: 2620 Gateshead Drive, Naperville, IL 60564
Tax Statement address: 2620 Gateshead Drive, Naperville, IL 60564

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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$42,001.20 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$42,001.20 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee. This 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

OCT 23 2017

042531

JOHN E. PETALAS
LAKE COUNTY AUDITOR

#25⁰⁰
F 635181
CAB

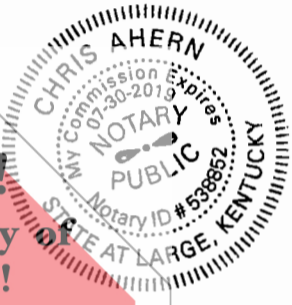
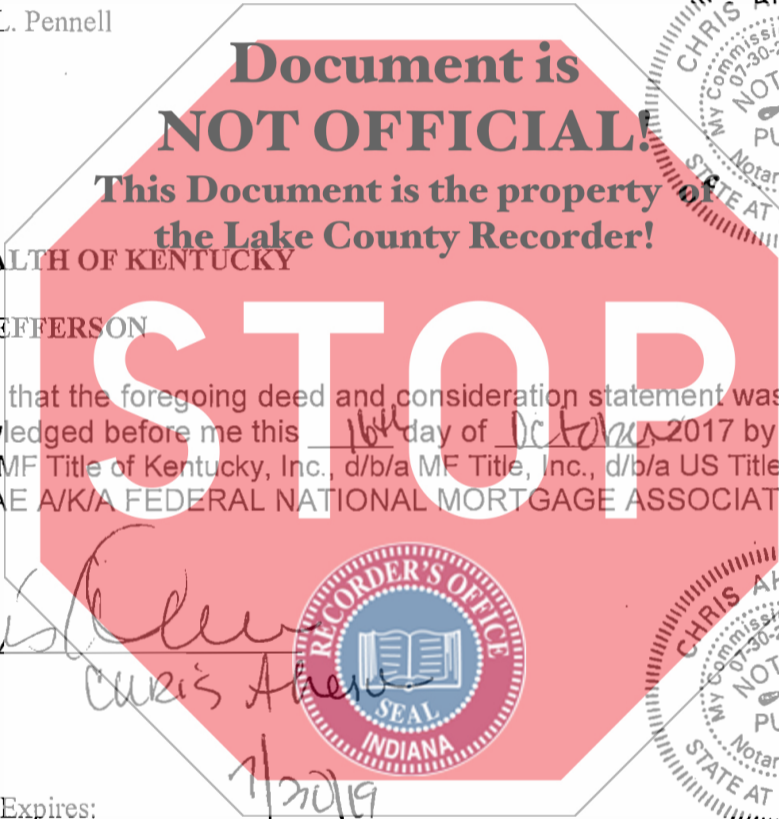
IN WITNESS WHEREOF, Grantor has executed this Deed on this 16th day of October, 2017.

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 207018919 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 16th day of October 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).

Chris Ahern
Notary Public
Chris Ahern



My Commission Expires: 7/30/19

'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. McNulty, Attorney

Instrument Prepared by: Kristi W. McNulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223