

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 072305

2017 OCT 26 AM 9:49

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED  
(INDIANA)**

3

THE GRANTOR, Fannie Mae AKA 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, **PIER Capital LLC-S, Series 3177 Marion**, THE GRANTEE, OF ~~LAKE~~ COUNTY, State of Indiana, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

Lot 47 in Pine School Second Subdivision in the City of Lake Section 16 per plat thereof, recorded in Plat Book 49, page 104, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 3177 Marion St., Hobart, IN 46342  
Parcel # 45-09-20-178-034.000-020

**GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$63,960.00 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 PRINCIPAL AMOUNT OF \$63,960.00 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.**

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OR 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

BOLY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 24 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



028328

25-16  
ck. 65517  
D

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 18th DAY OF October, 2017.



**Fannie Mae AKA Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact**

BY: Jennifer O. Maner  
Printed  
Title Partner

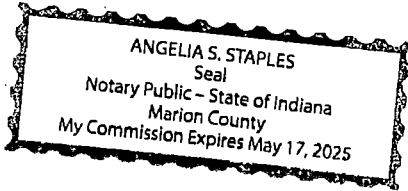
By: Mercer Belanger  
at attorney in fact for  
Fannie Mae  
aka Federal National  
Mortgage Association

POA Recorded  
2-15-17  
#2017009939

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 O. Maner PERSONALLY KNOWN TO ME AS A PARTNER OF Mercer Belanger, PC, as attorney-in-fact for Fannie Mae AKA 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 18th DAY OF October, 2017.



NOTARY PUBLIC-Signature Angelia S. Staples  
NOTARY PUBLIC-Printed



My Commission Expires: 3/1/25  
**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO: 7808 Delaware Pl.  
GRANTEES MAILING ADDRESS: Merrillville, IN 46410

AFTER RECORDING RETURN TO: Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 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 Kadtko