

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 073294

2017 OCT 31 AM 10:46

MICHAEL B. BROWN  
RECORDER

File Number: 17-16226  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-18-279-003.000-004

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 Civic Properties LLC, ("Grantees"), for and in consideration of the sum of Thirty-Five Thousand Four Hundred Eighty-Eight and 00/100 Dollars (\$35,488.00) 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 following described real estate in Lake County in the State of Indiana, to-wit:

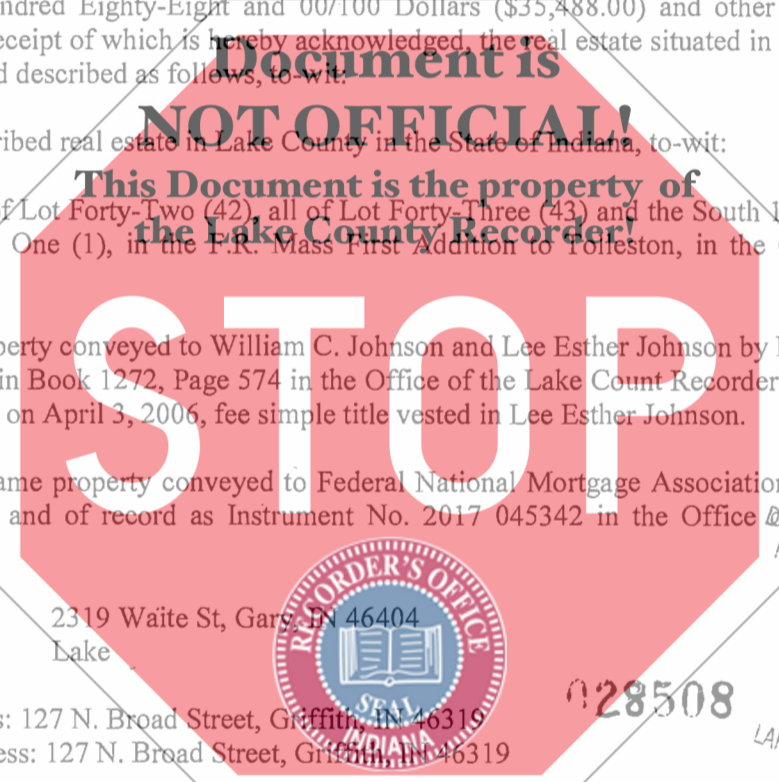
The North 10 feet of Lot Forty-Two (42), all of Lot Forty-Three (43) and the South 15 feet of Lot Forty-Four (44) in Block One (1), in the P.K. Mass First Addition to Tolleston, in the City of Gary, Lake County, Indiana.

Being the same property conveyed to William C. Johnson and Lee Esther Johnson by Deed dated June 20, 1964 and of record in Book 1272, Page 574 in the Office of the Lake County Recorder. Upon the death of William C. Johnson on April 3, 2006, fee simple title vested in Lee Esther Johnson.

Further being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated July 7, 2017 and of record as Instrument No. 2017 045342 in the Office of the Lake County Recorder.

Property Address: 2319 Waite St, Gary, IN 46404  
County: Lake

GRANTEE Address: 127 N. Broad Street, Griffith, IN 46319  
Tax Statement address: 127 N. Broad Street, Griffith, IN 46319



ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
OCT 27 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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 \$42,585.60 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 \$42,585.60 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.

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E 035200  
AB

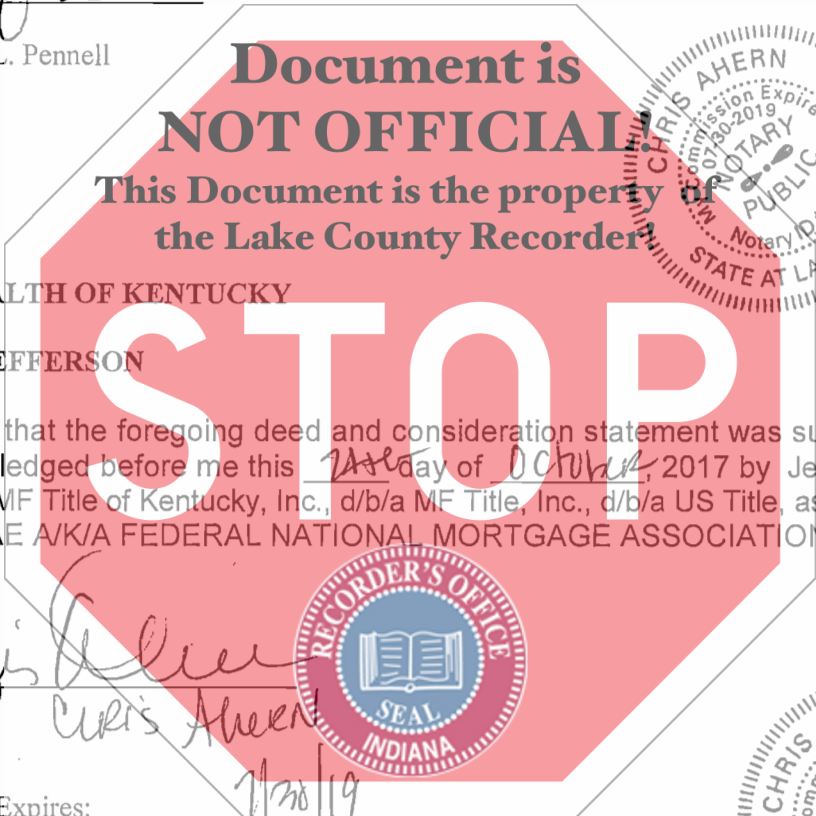
IN WITNESS WHEREOF, Grantor has executed this Deed on this 24<sup>th</sup> day of October, 2017.

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 2017018919 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 24<sup>th</sup> 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. McAnulty, Attorney

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

