

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 085110

2017 DEC 14 AM 10:02

MICHAEL B. BROWN
RECORDER

TAX ID(s): 45-03-18-278-027.000-023

SPECIAL WARRANTY DEED

This Indenture Witnesseth That: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a federally chartered corporation organized and existing under the laws of the United States of America, whose Post Office Address is P.O. Box 650043, Dallas, TX 75265-0043, Grantor:

CONVEY(S) AND WARRANT(S)

Unto Carly Murphy, whose address is 8440 Hohman Avenue, Munster, IN 46321, Grantee, for and in consideration of the sum of FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$55,000.00) and other good and valuable consideration, the receipt of which is hereby by acknowledged, the real estate situated in COUNTY OF LAKE, in the State of Indiana, to wit;

LOT 13, EXCEPT THE NORTH 15 FEET THEREOF, ALL OF LOT 14 AND THE NORTH 5 FEET OF LOT 15 IN BLOCK 2 IN A.B. WILCOX FIRST ADDITION TO WHITING, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also Known As 2732 BIRCH AVE, WHITING, IN 46394

This conveyance is made expressly subject to all restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property herein conveyed.

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the property.

This instrument is being executed under the authority granted by that certain Power of Attorney recorded in Instrument Number 2017002306 in the office of the Recorder of COUNTY OF LAKE, Indiana. The undersigned Attorney in Fact has no actual knowledge or notice of the revocation or termination of the aforementioned Power of Attorney.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 13 2017

43564

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 25100
CASH _____ CHARGE _____
CHECK# 118023
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY MB

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 29th day of NOVEMBER 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC.
ATTORNEY-IN-FACT

BY: [Signature]
Name: Oscar Williams
Title: Authorized Agent

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S

I, Chianti Ashley, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 29th day of NOVEMBER 2017 Oscar Williams of FIRST TITLE & ESCROW, INC., attorney-in-fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally well known to me as the person named in capacity to execute the foregoing and annexed deed, bearing date on the 29th day of NOVEMBER 2017 Oscar Williams personally appeared before me in the said jurisdiction and by virtue of the power vested in him/her acknowledged the same to be the act and deed of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.



[Signature]
Notary Public Chianti Ashley
My Commission Expires: 11/22/2020

CHIANTI ASHLEY
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES 11/22/2020

Instrument Prepared by:
Andrew Briscoe, Attorney at Law
Briscoe Legal Services, LLC
6544 Briarwood Place
Zionsville, IN 46077

GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:
*2732 Birch Ave
Whiting, IN 46394*

RETURN TO:
*First Title & Escrow, Inc.
15 W Gude Drive, Suite 400
Rockville MD 20850*

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew Briscoe.

File#: T-160166-17
REO#: C1703RF