

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 086634

2017 DEC 21 AM 9:52

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED
(INDIANA)

2

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 Michael Vandersluis, THE GRANTEE, OF Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

Lot Four Hundred Ninety-one (491), Unit No. 7, Turkey Creek Meadows, as shown in Plat Book 35, page 108, Lake County, Indiana.

More commonly known as: 6762 Polk St., Merrillville, IN 46410

Parcel Number: 45-12-09375-020-000-030

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$98,400.00 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 \$98,400.00 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, OF 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

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 IT'S SEAL TO BE AFFIXED AND IT'S NAME TO BE ENTERED FOR TAXATION SUBJECT TO THE FINAL ACCEPTANCE FOR TRANSFER BY THE TAXATION SUBJECT AGENT ON THE 15th DAY OF December 2017.

DEC 20 2017

006693

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
Ch. 16052
D

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

BY: Jennifer R. Watkins
Printed Jennifer R. Watkins
Title President

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

ACKNOWLEDGEMENT:

STATE OF Indiana)
COUNTY OF Marion)

POA Recorded

SS:

Document is NOT OFFICIAL

2-15-17

#2017009939

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ~~JENNIFER R. WATKINS~~, 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 15th DAY OF December, 2017.



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

My Commission Expires: 5/17/25



PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger 1 Indiana Square, #1500, Indianapolis, Indiana 46204

MAIL FUTURE TAX BILLS TO: 7051 Kennedy Ave
GRANTEES MAILING ADDRESS: Hammond, IN 46323

AFTER RECORDING RETURN TO: Mercer Belanger 1 Indiana Square, #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 Radtke