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FILED FOR REGORD

2017 089022

2017 DEC 28 PM 2: 56

MICHAEL B. BROWN RECORDER

## SPECIAL WARRANTY DEED (INDIANA)

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, CELEASE AND CONVEY TO, R&B Property Management, LLC, THE GRANTEE, OF MA. COUNTY State of Illinois, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT.

Lot 29 and the South 1/2 of Lot 28 in Block The South Broadway Land Company's 5th South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 9, page 2, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 3891 Adams Street, Gary, IN 46408

GRANTEE HEREIN SHALL BE PROHIBITED FROM COVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$16,500.00 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 \$16,500.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEDDLYFESE 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 OF DEED OF TRUST.

TOGETHER WITH ALL THE ESTATE, RIGHT, THUR AND REST, 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:

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

43892

DEC 28 2017

JOHN E. PETALAS LAKE COUNTY AUDITOR 25-

16113

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GENERAL REAL ESTATE TAXES FOR THE YEAR 2017, 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 **22** DAY OF **December**, 2017.

Fannie Mae AKA Federal National Mortgage Association By: Mercer Belanger as Attorney in Fact Printed Countat atterney in Fannie Mae aka Federal National Title Mortgage Association ACKNOWLEDGEMENT: STATE OF Indiana SS: COUNTY OF Marion 2017009939 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jennifer D. Mc Ngit, PERSONALLY KNOWN TO ME AS A PARTNER OF Mercer Belanger, PC, as attorney-in-fact to 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 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 ZZ DAY OF December . 2017.

ANGELIA S. STAPLES
Seal
Notary Public – State of Indiana
Marion County
My Commission Expires May 17, 2025

MOTARY PUBLIC-Signature
NOTARY PUBLIC-Printed

My	Commission	on Expire	s:	

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

MAIL FUTURE TAX BILLS TO:

**GRANTEES MAILING ADDRESS:** 

3601 S. Wells St.

Chicago, IL 60609

Document is

AFTER RECORDING RETURN TO: Mercer Belanger One Indiana Square Suite 1500, Indianapolis, Indiana 46204

This Document is the property of the Lake County Recorder!

l 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.

