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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 061229

2019 SEP 10 AM 8:57

MICHAEL B. BROWN  
RECORDER

TAX ID(s): 45-07-28-328-011.000-026

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 Rogelio Avalos Cortez, Grantee, for and in consideration of the sum of ONE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS (\$104,000.00) 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:

THE WEST 100 FEET OF THE EAST 740 FEET OF THE FOLLOWING TRACT, PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1991.50 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 28; THENCE RUNNING NORTH 165 FEET; THENCE NORTH 89 DEGREES 56 MINUTES WEST, 1323.30 FEET TO AN IRON PIPE IN THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, INDIANA AND SOUTHERN RAILROAD; THENCE SOUTH ON SAID RIGHT OF WAY LINE 151.56 FEET TO THE CENTER LINE OF HART ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF HART ROAD, 1323.30 FEET TO THE PLACE OF BEGINNING, EXCEPT THE SOUTH 30 FEET THEREOF.

Also Known As 2651 HART RD, HIGHLAND, IN 46322

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.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

003475

SEP 09 2019

JOHN F. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 25.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 83152923  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY AL

E

This instrument is being executed under the authority granted by that certain Power of Attorney recorded as instrument #2018 023932 on 4/18/18 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.

21st IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this day of AUGUST 2019.

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

BY: Cristina Hungerford  
Name: Cristina Hungerford  
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 21st day of AUGUST 2019 Cristina Hungerford 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 21st day of AUGUST 2019 Cristina Hungerford 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.

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

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



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

GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:  
3726 Hemlock St.  
East Chicago IN 46312

RETURN TO:  
First Title & Escrow, Inc.  
15 W Gude Drive, Ste. 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-176932  
REO#: C1901G8