

2019-086160

2019 Dec 13

8:43 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

TAX ID(s): 45-08-04-129-007.000-004

SPECIAL WARRANTY DEED

This Indenture Witnesseth That: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor, 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 Miguel Garcia, Grantee, for and in consideration of the sum of TWENTY THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$20,900.00) 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 12 IN BLOCK 5 IN GARY LAND COMPANY'S EIGHTH SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also Known As 249 TYLER ST, GARY, IN 46402

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 as instrument #2018 023928 on 04/18/18 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.

044345

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 12 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00
#83158988
E AB

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 20 day of NOVEMBER 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 20 day of NOVEMBER 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 20 day of NOVEMBER 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.

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

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



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

GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:
6033 Erie Ave.
Hammond IN 46320

RETURN TO:
First Title & Escrow, Inc.
15 W Gude Dr., 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-180873
REO#: C1903NZ