

2020-017350

2020 Mar 12

11:45 AM

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

SPECIAL WARRANTY DEED

TAX I.D. NO. 45-06-01-351-003.000-023

FHA CASE NO. 151-822501

The SECRETARY OF HOUSING AND URBAN DEVELOPMENT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to CATAN ASSETS INVESTMENTS LLC, an Illinois Limited Liability Company of Cook County, Illinois, the following described real estate in LAKE County, in the State of INDIANA, to wit:

LOTS 3 AND 4 AND THE SOUTH 3 FEET OF LOT 3, BLOCK 1 IN KENWOOD ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS 6308 FOREST AVE, HAMMOND, IN 46324

SUBJECT TO SPECIAL ASSESSMENTS FOR ANY 2019 TAXES DUE AND PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF RECORD OR ANY FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

THIS DEED IS NOT TO BE EFFECTIVE UNTIL MARCH 11, 2020.

The said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, the property has been acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701, et seq.) and the Department of Housing and Urban Development Act (70 Stat. 667); that same are free from encumbrances placed upon the property by the Grantor and that it will warrant and defend by, through, or under it, but not otherwise, the said title to the same against the claims of all persons whatsoever.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that he/she has been fully empowered to execute and deliver this Deed by virtue of the delegation of authority to Grantor published at 70 FR 43171 (July 26, 2005); that the Grantor is an agent for the United States of America and has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done. Grantor certifies that no gross income tax is due or payable at this time.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 6 day of March, 2020.

SIGNATURES ON NEXT PAGE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

051283 MAR 12 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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12189
de

Community Title Company
2018160

TAX I.D. NO. 45-06-01-351-003.000-023

FHA CASE NO. 151-822501

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: [Signature]
SIGNATURE

Shannah Fils
PRINTED NAME

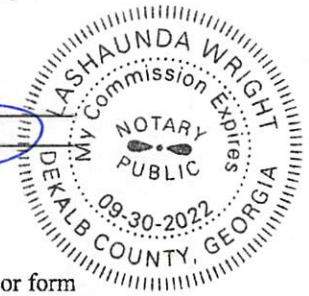
Designated Signatory for Sage Acquisitions,
HUD's Asset Management Company

STATE OF Georgia, COUNTY OF Fulton, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shannah Fils, a Designated Signatory for Sage Acquisitions Authorized Agent for the SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 3-11-2020 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS MY HAND and Notarial Seal this 6 day of March, 2020.
Commission Number: N/A
My Commission expires: 9/30/27
Resident of DeKalb County

Signature [Signature]
Printed: Lashaunda Wright



This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 989 Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEEDS TO: GRANTEE 1460 N. Sandburg Ter Apt 1204 Chicago, IL 60610
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 6308 FOREST AVE., HAMMOND, IN 46324
SEND TAX BILLS TO: GRANTEE 1460 N Sandburg Ter Apt 1204 Chicago, IL 60610

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.

[Signature]
Signature

DeAnna Griggs
Printed Name