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2020-024549

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

2020 May 5 8:31 AM

**SPECIAL WARRANTY DEED
(INDIANA)**

THE GRANTOR, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, **Julliana Cervantes-Lopez**, Of Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, INDIANA, TO WIT:

Lots 5 and 6, Block 10, Park Ridge Addition to East Gary, as shown in Plat Book 12, page 27, in the Office of the Recorder of Lake County, Indiana.

**More commonly known as: 4815 Central Ave., Lake Station, IN 46405
Parcel Number: 45-09-16-281-006.000-021**

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 2019, 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 8th DAY OF April, 2020.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 04 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, By: MERCER BELANGER, PC, attorney in fact

BY: John D. Cross
John D. Cross
Printed
Title Partner

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

POA Recorded
1-17-20
2020-004531

ACKNOWLEDGEMENT:

STATE OF Indiana)
COUNTY OF Marion)

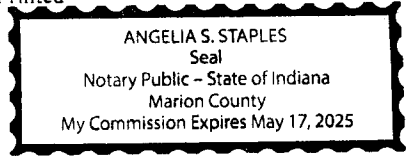
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT John D. Cross Partner of Mercer Belanger, PC, as attorney-in-fact for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, 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 8th DAY OF April, 2020.

Commission Expires: 5/17/25

[Signature]
NOTARY PUBLIC-Signature

Angelia S. Staples
NOTARY PUBLIC-Printed



PREPARED BY: Jennifer R Fitzwater, Attorney at Law
MAIL FUTURE TAX BILLS TO: 4815 Central Ave
GRANTEES MAILING ADDRESS: Lake Station, IN 46405
AFTER RECORDING RETURN TO: Mercer Belanger, 1 Indiana Square, #1500, Indianapolis, IN 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 Rudtke