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2020-063554

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

2020 Sep 14

8:34 AM

State of Indiana

FHA Case No: 151-891514

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: The Secretary of Housing and Urban Development, or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, though, or under him to

Gianna Cioe

(hereinafter called "Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of (Lake), to-wit:

The following described real estate in (Lake) County, Indiana in the State of Indiana, to wit:

LEGAL DESCRIPTION - See Attached Exhibit "A"

Parcel Number: 45-14-25-276-001.000-013

Property Address: 13520 Calumet Ave, Cedar Lake, IN 46303

Tax Mailing Address: 13520 Calumet Ave, Cedar Lake, IN 46303

Grantee Address: 13520 Calumet Ave, Cedar Lake, IN 46303

THIS DEED IS NOT TO BE EFFECTIVE UNTIL *September 4, 2020*

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgement

[Signature]
Gianna Cioe

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

026146

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25

FIDELITY NATIONAL
TITLE COMPANY
FWW2002894

CR#1820704744

[Handwritten initials]

Witnesses:

[Signature]

Secretary of Housing and Urban Development

By: [Signature]

Printed Name: Shannah Fils

Title: Designated Signatory for Sage Acquisitions
Authorized Agent of the U.S.
Department of Housing and Urban Development

STATE OF GA)

COUNTY OF Fulton)

)§:

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 of the U.S. Department of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of Sept 3, 2020 by virtue of the authority vested in him/her under the Redlegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012), 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 official seal, this 3 day of Sept, 2020.

(OFFICIAL SEAL)

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/30/22

County of Residence: DeKalb

Grantee's Tax Mailing Address: 13520 Calumet Ave, Cedar Lake, IN 46303

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. (Rose Kuckson)

This instrument was prepared by:

Timothy R. Kuiper
Austgen Kuiper Jasaitis PC
130 N. Main Street
Crown Point, IN 46307
219-663-5600

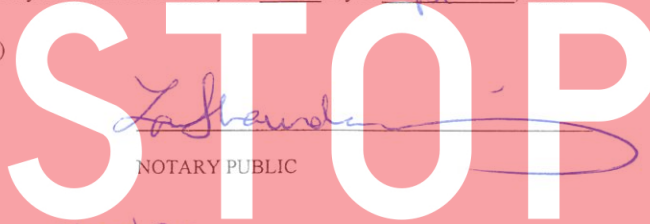


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-14-25-276-001.000-013

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, WHICH IS 20 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 10 RODS; THENCE WEST 32 RODS; THENCE NORTH 10 RODS TO THE NORTH LINE THEREOF; THENCE EAST ALONG SAID NORTH LINE 32 RODS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH 1 ROD OF THE EAST 3-1/2 RODS.



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CERTIFICATE OF PROOF

File No.: FNW2002894R

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

Witness Signature [Signature]
Witness Name Allyson Laurenti



PROOF:

STATE OF GA
COUNTY OF Fulton

Before me, a Notary Public in and for said County and State, on September 4, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

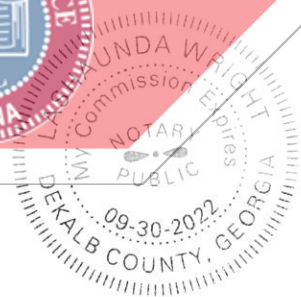
[Signature]
NOTARY PUBLIC

Printed: Lashaunda Wright

Resident of: DeKalb County

State of: GA

My Commission expires: 9/30/22



CERTIFICATE OF PROOF
(continued)

Property Address: 13520 Calumet Ave, Cedar Lake, IN 46303

Grantee's Address and Tax Mailing Address: 13520 Calumet Ave
Cedar Lake, IN 46303

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: Rose Kuckson

Instrument prepared by: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

