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2020-072965

2020 Oct 14

8:38 AM

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

State of Indiana

FHA Case No: 151-969178

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

Corylis Rainey

(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: 45-07-18-226-021.000-023

Property Address: 7324 Walnut Ave, Hammond, IN 46324

Tax Mailing Address: 7324 Walnut Ave, Hammond, IN 46324

Grantee Address: 7324 Walnut Ave, Hammond, IN 46324

THIS DEED IS NOT TO BE EFFECTIVE UNTIL *September 28, 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 Redelelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgement

Corylis Rainey
Corylis Rainey *9/28/2020* *026919*

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CR#1820704772

25-AM

FIDELITY NATIONAL
TITLE COMPANY
FWW20040911

Witnesses:

[Handwritten signature]

Secretary of Housing and Urban Development

By: *[Handwritten 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 23, 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 24 day of Sept, 2020.

(OFFICIAL SEAL)

STOP

[Handwritten signature]
NOTARY PUBLIC

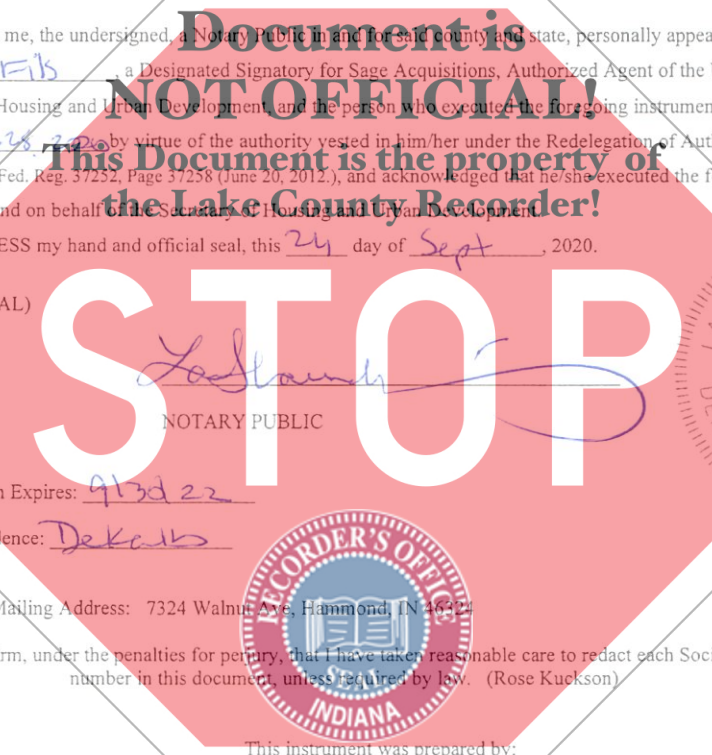
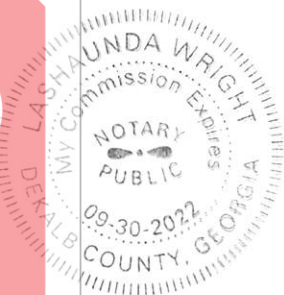
My Commission Expires: 9/30/22

County of Residence: DeKalb

Grantee's Tax Mailing Address: 7324 Walnut Ave, Hammond, IN 46324

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



LEGAL DESCRIPTION

Order No.: FNW2004071

For APN/Parcel ID(s): 45-07-18-226-021.000-023

For Tax Map ID(s): 45-07-18-226-021.000-023

THE SOUTH 59 FEET OF THE NORTH 177 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LANDS:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT WHICH IS ON THE WEST LINE OF WALNUT AVENUE AND 125 FEET SOUTH OF THE INTERSECTION OF THE WEST LINE OF WALNUT AVENUE AND THE SOUTH LINE OF 173RD STREET, RUNNING THENCE SOUTH A DISTANCE OF 411.04 FEET ALONG THE WEST LINE OF SAID WALNUT AVENUE; THENCE EAST 100.711 FEET; THENCE NORTH 411.04 FEET TO A POINT WHICH IS 125 FEET SOUTH OF THE SOUTH LINE OF 173RD STREET; THENCE EAST 100.711 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.



CERTIFICATE OF PROOF

File No.: FNW2004071-DS

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

[Signature]
Witness Signature

Alyson L. Lanti
Witness Name



PROOF:

STATE OF GA

COUNTY OF Fulton

Before me, a Notary Public in and for said County and State, on September 28, 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: 09/30/22

CERTIFICATE OF PROOF
(continued)

Property Address: 7324 Walnut Ave, Hammond, IN 46324

Grantee's Address and Tax Mailing Address: 7324 Walnut Ave
Hammond, IN 46324

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

