

AS

2020-073164

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

2020 Oct 14 9:13 AM

FHA Case No.: 151-632310

SPECIAL WARRANTY DEED

File No.: CTNW2003411-KSC
CT Schererville LLC S

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., 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, through, or under him to Nathaniel Butler (hereinafter called "Grantee") for and in consideration of Ten And No/100 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: As per the Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference

Parcel No.: 45-07-34-484-001-000-006
Property Address: 141 North Lindberg Street, Griffith, IN 46319-2603
Tax Mailing Address: Nathaniel Butler
141 North Lindberg Street, Griffith, IN 46319-2603
Grantee Address: 141 North Lindberg Street, Griffith, IN 46319-2603

THIS DEED IS NOT TO BE EFFECTIVE UNTIL 30 day of September, 2020.
BEING the same property 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 (79 Stat. 667).

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 authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of September, 2020.

BUYER(S) ACKNOWLEDGMENT:

Nathaniel Butler
Nathaniel Butler



CKH 1820801888
\$35.00

013

CHICAGO TITLE INSURANCE COMPANY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026980

Secretary of Housing and Urban Development

By: Spils
Sign

Shannah Fil J
Print

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

STATE OF GA)
COUNTY OF Fulton)SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Shannah Fil J, a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of September 25, 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 official seal, this 25 day of September, 2020

(OFFICIAL SEAL)

Lashaunda Wright
NOTARY PUBLIC

My Commission Expires: 9/30/22
County of Residence: DeKalb

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: Dena Phillips Farling.

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 141 North Lindberg Street
Griffith, IN 46319-2603



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Special Warranty Deed

CERTIFICATE OF PROOF

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

[Signature]
Witness Signature

Witness Name (Allyson Laurik)

PROOF:
State of GA

County of Fulton

Before me, a Notary Public in and for said County and State, on September 25, 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 Dawn a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Shanika Fils a Designated Signatory for Sage Acquisitions and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 25 day of September, 2020

Signature: [Signature]

Printed: Shaunda Wright

Resident of: DeKalb County

State of: GA

My Commission expires: 9/30/22



CERTIFICATE OF PROOF

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

[Handwritten Signature]

Witness Signature

Jared Lutierra

Witness Printed Name

PROOF:

STATE OF IN
COUNTY OF Lake

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, on Sept 30th, 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 Nathaniel Butler

to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY PUBLIC

Printed: Jennifer Armes

Resident of: Lake County

State of IN

My Commission Expires: 2/8/2021

Commission No. NPO709320

JENNIFER ARMES
Notary Public - Seal
Lake County - State of Indiana
Commission Number NPO709320
My Commission Expires Feb 8, 2026

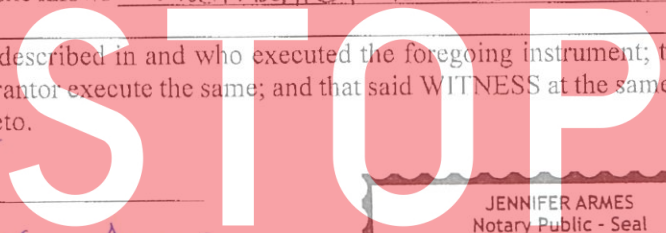


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-34-484-001.000-006

LOTS 1, 2 AND 3 IN BLOCK 15 IN RIDGEWOOD ADDITION TO GRIFFITH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

