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SPECIAL WARRANTY DEED ICHAS

241038444

THIS INDENTURE WITNESSETH, That JPMORGAN CHASE BANK, AS TRUSTEE (Grantor), CONVEYS AND SPECIALLY WARRANTS to JOHN SULLIVAN and ANDREA SULLIVAN, AND WIFE, (Grantee), of Lake County in the State of Indiana, for the sum of Ten and No/100---Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 45 and 46 in Block 64, in Chicago-Tolleston as per Investment Co. B 2nd Oak Park Addition to Tolleston, as per plat thereof, recorded in Plat Book 2, Page 36, in the Office of the Recorder of Lake County, Indiana.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time in respect to this conveyance.

Subject to real estate property taxes for 2004, due and payable in 2005 and subject to real estate property taxes payable thereafter. Taxing Unit: Gary-Calumet Township Property ID: 25-46-0219-0045

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 2609 Jackson Street, Gary, Indiana 46407.

Grantees' Post office mailing address is 17843 Kon St. Languary 4600 Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certifies/certify that she/he/they is/are (a) duly elected officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making

DULY ENTERED FOR SWOM CASON CENTRAL ACCEPTANCE FOR TRANSFER

JAN 6 2005

STEPHEN R. STIGLICH LAKE COUNT! AUDITOR Investors Titlecorp 8910 Purdue Road, Suite 150 Indianapolis, IN 46268 (317) 870-2250 Fax (317) 870-2260

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IN WITNESS WHEREOF, Grantor has executed this Deed thisday of, 2004.
GRANTOR: JPMORGAN CHASE BANK, AS TRUSTEE
By Signature Signature Title Signature Title
By Sharmel Dawson-Tyau ASSA By Signature Signature Title
STATE OF <u>CACIFORNIA</u>)
COUNTY OF SAN DEGO) SS:
Before me, a Notary Public in and for said County and State, personally appeared Sharmel Dawson-Tyau the
,respectively, of and for and on behalf of JPMORGAN CHASE BANK, AS TRUSTEE, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.
Witness my hand and Notarial Seal this 18t, day of Delimber, 2004. My Commission Expires: Signature
Printed Printed
Notary Public
Residing in County, State of Notary Public - California \(\)
Return deed to: San Diego County My Comm. Expires Apr 15, 2006
Send tax bills to:
Prepared from Investors Titlecorp File No.: 24103844Y-S This instrument was prepared by JEFFREY R. SLAUGHTER, Attorney at Law,1040 East
86th Street Suite 42A Indianapolis Indiana 46240-1829 / Telephone (317) 844-5355.

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