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SPECIAL WARRANTY DEED

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THIS INDENTURE WITNESSETH, That **JPMORGAN CHASE BANK, AS TRUSTEE** (Grantor), CONVEYS AND SPECIALLY WARRANTS to **KERUSSO KONSTRUCTION KOMPANY, LLC** (Grantee), 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 44 and 45, Block 20, South Gary Subdivision, City of Gary, as shown in Plat Book 7, Page 13, 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 the second half of 2004, due and payable on November 10, 2005 and subject to real estate property taxes payable thereafter. Taxing Unit: Gary-Calumet Township Property ID: 25-47-0109-0045

**This Document is the property of
the Lake County Recorder!**

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

The address of such real estate is commonly known as 864 East 37th Avenue, Gary, Indiana 46409.

Grantees' Post office mailing address is 2931 Jewett Highland, IN 46322
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 of such conveyance has been taken and done.

ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 23 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

Hold For: Precise

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 this 19 day of May, 2005.

GRANTOR:
JPMORGAN CHASE BANK, AS TRUSTEE

By [Signature]
Signature Title

By _____
Signature Title

By Sharmel Dawson-Tyau
Signature Title

By _____
Signature Title

STATE OF CA)
COUNTY OF San Diego) SS:

Before me, a Notary Public in and for said County and State, personally appeared Sharmel Dawson-Tyau, the Vice-president, and _____, 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 19 day of May, 2005.

My Commission Expires: _____

Signature

[Signature]

Printed

Notary Public

Residing in _____ County, State of _____

Return deed to: _____

Send tax bills to: _____

Prepared from Investors Titlecorp File No.: 25101591H-SM.

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.

