



Investors Titlecorp 8910 Purdue Road, Suite 150 Indianapolis, IN 46268 2 0 0 5 0 5 3 6 2 6 (317) 870-2250 Fax (317) 870-2260 SPECIAL WAR

SPECIAL WARRANTY DEED

25/0/95/4

THIS INDENTURE WITNESSETH, That JPMORGAN CHASE BANK, AS TRUSTEE (Grantor), CONVEYS AND SPECIALLY WARRANTS to DWAYNE RANCIFER JR. and FELISA RANCIFER, husband and wife, (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:

Lot 5 and the North One-half of Lot 6 in Block 1 in Turner's First Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 7, Page 31, 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 the second half of 2004, due and payable on November 10, 2005 and subject to real estate property taxes payable thereafter. Taxing Unit: Hammond & Property ID: 26-36-0241-0005

the Lake County Recorder!
Subject to any and all easements, agreements and restrictions of record.

Document 1s

The address of such real estate is commonly known as 5714 South Calumet Avenue, Hammond, Indiana 46320.

Grantees' Post office mailing address is 2.0 Box 288 Schererville IN 46.325 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 DULY ENTERED FOR TAXABORESURGE TOO deliver this Deed; that Grantor has full entity capacity to convey the FINAL ACCEPTANCE FOR TRANSFER described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

STEPHEN R. STIGLICH LAKE COUNTY AUDITOR

Hold: Precise

Car V

IN WITNESS WHEREOF, Grantor has executed this Deed this9 day of, 2005.
GRANTOR:
JPMORGAN CHASE BANK, AS TRUSTEE
By Signature Title By Signature Title
Signature By Signature By Signature Title
STATE OF <u>(ALIPOPNIA</u>)) SS:
COUNTY OF SAN DIEGO)
Before me, a Notary Public in and for said County and State, personally appeared Sharmel Dawson-Tyau, the, the
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
Printed
Residing inCounty, State ofCRACE PIRE SILVA Commission # 1491170 Notary Public - Colifornia
Return deed to.
Send tax bills to: OF THE CHARLEE Prepared from Investors Titlecorp File No.: 25101951Y-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.