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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 040850

2012 JUN 20 PM 2:08

MICHAEL J. FAJMAN  
RECORDER

After Recording Return To:

Security Title Services, LLC
Atten: LaDonna Brown
9225 Priority Way W. Dr. #110
Indianapolis, IN 46240

PARCEL IDENTIFICATION NUMBER 45-12-04-379-019.000-030 ✓

**SPECIAL WARRANTY DEED**

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, whose mailing address is 10799 Rancho Bernardo Road, 2<sup>nd</sup> Floor, San Diego, CA 92127 hereinafter Grantor, for the sum of Thirty Thousand Five Hundred and no/100 (\$30,500.00), the receipt and sufficiency of which is hereby acknowledged, conveys and specially warrants to R & J Investments whose mailing address is 5150 E. US Highway 30, Merrillville, IN 46410, hereinafter Grantee, the real property described in Lake County, in the State of Indiana.

SEE ATTACHED EXHIBIT "A" *file*

And commonly known as 5954 Tyler Place, Merrillville, IN 46410, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

6517  
 WHEN RECORDED RETURN TO:  
 PROFESSIONALS' TITLE  
 SERVICES, LLC  
 DB/ 67126091.49 195 BROADWAY  
 MERRILLVILLE, IN 46410

*CK# \$24  
 3567  
 PIS  
 CW*

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 20 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

24017

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: Sheriff's Deed recorded March 14, 2012 as Instrument Number 2012 017622.

Executed by the undersigned on May 16, 2012:

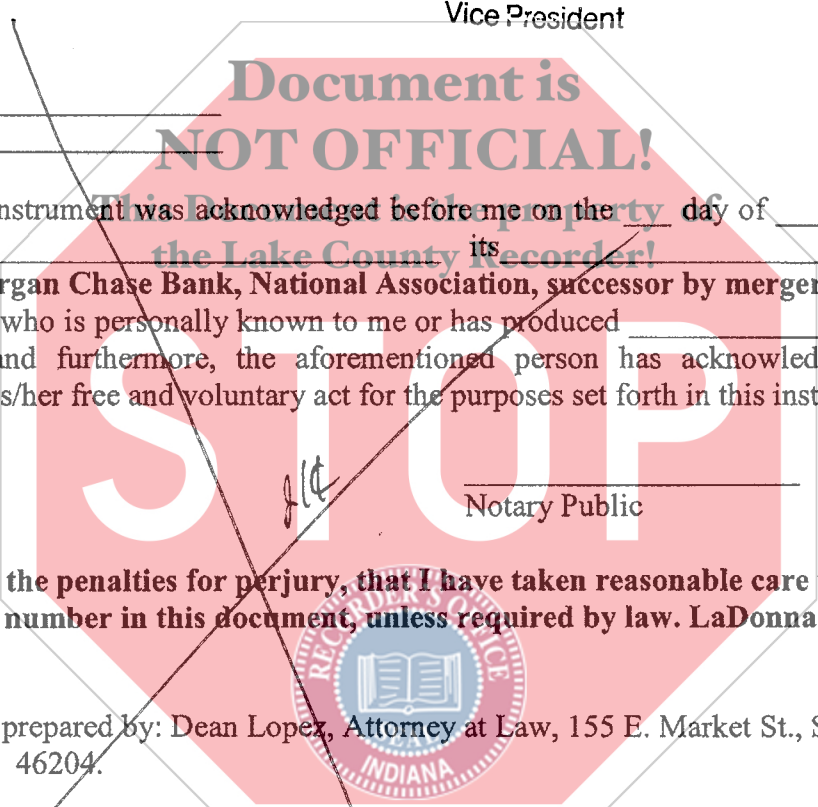
GRANTOR: JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC

Janet Hill

By: Janet Hill  
Name: Janet Hill  
Title: Vice President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ its \_\_\_\_\_ on behalf of **JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



JLB  
Notary Public

**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. LaDonna Brown**

This instrument prepared by: Dean Lopez, Attorney at Law, 155 E. Market St., Suite 300, Indianapolis, IN 46204.

Send tax statements to: 5150 E. US Highway 30, Merrillville, IN 46410

Grantee's Mailing Address: 5150 E. US Highway 30, Merrillville, IN 46410

See Attached  
Notary Acknowledgement

JLB

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 16, 2012, by Janet Hill, the Vice President of JPMorgan Chase Bank, NA, successor by merger ~~with~~ Chase Home Finance, LLC, a United States corporation, on behalf of the corporation. He/she is personally known to me.

*g/c*

*\*to ce*



X *Carolyn K. Cloud*  
Notary Public

Printed Name: Carolyn K. Cloud



**Exhibit A**  
**Legal Description**

Lot 25 in Barclay Village, Unit 1, as shown in Plat Book 47, Page 151 and in corrected Plat of Barclay Village Unit 1, as per plat thereof, recorded in Plat Book 48, Page 13 in the Office of the Recorder of Lake County, Indiana.

*JH*



**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

*JH*

