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2012 042060

STATE OF INDIANA
LAKE COUNTY
2012 JUN 26 AM 9:35

MICHELLE L. TAMM
RECORDER

After Recording Return To:

WHTTP, LLC.
127 North Broad Street
Griffith, IN 46319

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-06-01-410-034.000-023 ✓ 12-00034-LP

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC., whose mailing address is 7301 Baymeadows Way, Jacksonville, FL. 32256, hereinafter Grantor, for \$17,088.00, in consideration paid, conveys and specially warrants to WHTTP, LLC., whose mailing address is 127 North Broad Street, Griffith, IN 46319, hereinafter Grantee, the real property described on Exhibit A and known as 6242 Jackson Avenue, Hammond, IN 46324, 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.

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: 2012-017624. JULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

JUN 25 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DB1/67126091.4

24150

200

\$ 24
CK# 3442
20V
E

Exhibit A
Legal Description

Lot 24 and the South half of Lot 23, Block 7, Franklin Addition to the City of Hammond, as shown in Plat Book 4, Page 16, in Lake County, Indiana.



Executed by the undersigned on May 2, 2012:

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

By: [Signature]
Name:
Title: Mercedez Ordonez
Vice President

~~STATE OF _____
COUNTY OF _____~~

~~See Attached
Notary Acknowledgement~~

~~The foregoing instrument was acknowledged before me on _____, 2012 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.~~

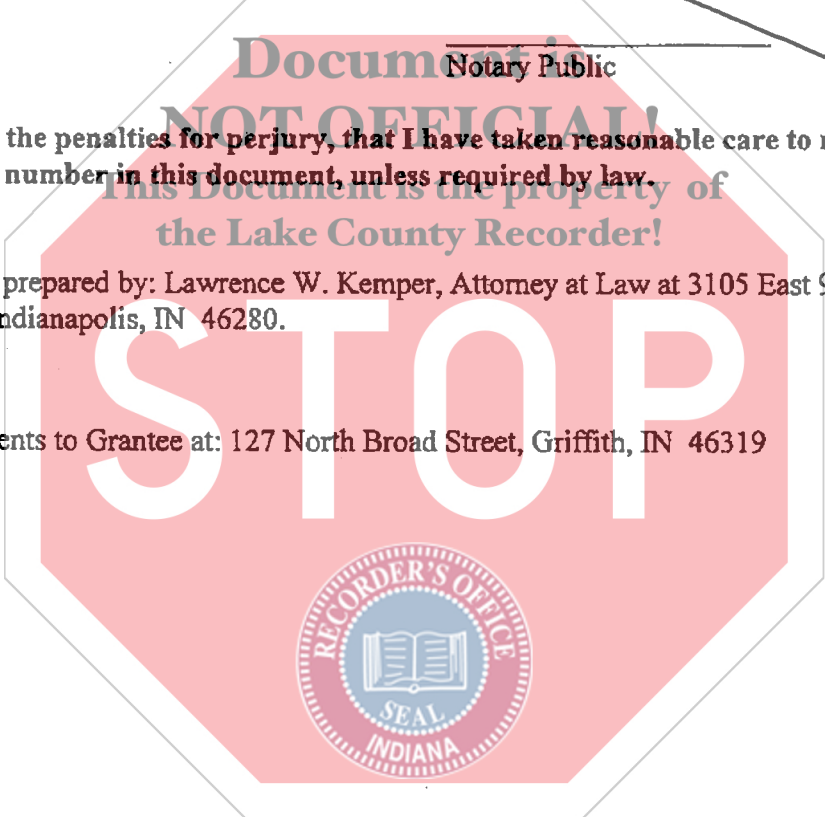
~~Notary Public~~

~~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.~~

**Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!**

~~This instrument prepared by: Lawrence W. Kemper, Attorney at Law at 3105 East 98th Street, Suite No. 170, Indianapolis, IN 46280.~~

~~Send tax statements to Grantee at: 127 North Broad Street, Griffith, IN 46319~~



[Handwritten mark]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

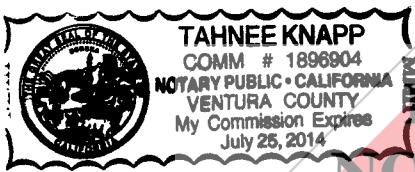
State of California

County of Los Angeles }

On May 2, 2012 before me, Tahnee Knapp, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mercedes Ordóñez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Tahnee Knapp
Signature of Notary Public

Document is NOT OFFICIAL.
This Document is the property of the Lake County Recorder!

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

Exhibit B *MB*
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.

