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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 058223

2012 AUG 28 AM 9:18

MICHELLE F. FAJMAN  
RECORDER

After Recording Return To:  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

RETURN TO:   
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:  
45-08-04-336-012.000-004 (Lots 16, 17 and 18)

12NLI7819 REO

12VVR17825

SPECIAL WARRANTY DEED 

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for \$12,777.00 (Twelve Thousand Dollars and Seven Hundred Seventy-Seven Dollars and no Cents), in consideration paid, conveys and specially warrants to Wells Fargo Real Estate LLC of 2158 45th St/, # 613, Highland, IN 46322, hereinafter Grantee, the realproperty described on Exhibit A and known as 665 FILLMORE ST., Gary, IN 46402-2136, 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 029540

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 2200  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 01721664  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RM E

013955

Executed by the undersigned on July 17, 2012:

GRANTOR:

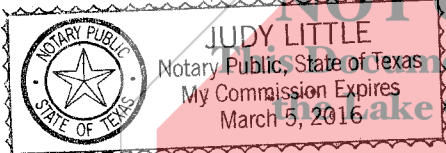
JPMorgan Chase Bank, National Association

By: [Signature]  
Name: Ryan Yaites  
Title: Vice President

**Ryan Yaites**  
Vice President

STATE OF Texas  
COUNTY OF DENTON

The foregoing instrument was acknowledged before me on July 17, 2012 by Ryan Yaites [INSERT SIGNATORY NAME] its VP [INSERT SIGNATORY TITLE] on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced himself [INSERT FORM OF IDENTIFICATION IF APPLICABLE] 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.




[Signature]  
Notary Public  
Judy Little

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. Melissa Oowde

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170.

Send tax statements to Grantee at: Wells Fargo Real Estate LLC 2158 45th St, # 613 Highland, IN 46322




Exhibit A   
Legal Description

**LOTS 16, 17, AND 18, IN BLOCK 49, IN GARY LAND COMPANY'S FIRST SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLATBOOK 6, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Note: For information purposes only, the land is known as: 665 Fillmore Street, Gary, IN 46402-2136**

More commonly known as 665 Fillmore St, Gary, IN 46402-2136

Parcel# 45-08-04-336-012.000-004 (Lots 16, 17, and 18) ✓



**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.

