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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 028817

2013 APR 23 AM 10:37

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Meridian Title Corporation
Attn: REO Department
405 S. Second Street
Elkhart, IN 46516

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-34-401-015.000-004

SPECIAL WARRANTY DEED VB Rev 13-3658

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for **\$4,500.00**, in consideration paid, conveys and specially warrants to **Raleigh Roberson, a single person**, whose mailing address is 5305 Pierce St., Merrillville, IN 46410, hereinafter Grantee, the real property described on Exhibit A and known as **4948 Rhode Island St, Gary, IN 46409**, 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: **2013008352**

RECORDED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
APR 22 2013
PEGGY HOLINGA
LAKE COUNTY RECORDER
HOLD FOR MERIDIAN TITLE CORP

DB1/ 67126091.4

002192
22.00
MT
PR

Executed by the undersigned on Mar. 19, 2013:

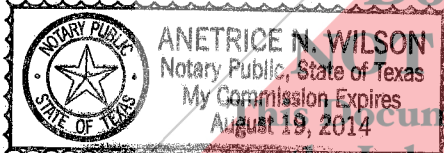
GRANTOR:

JPMorgan Chase Bank, National Association

By: Vernitta Beck 3/19/13
Name:
Title: **Vernitta Beck**
Vice President

STATE OF TX
COUNTY OF DeWitt

The foregoing instrument was acknowledged before me on Mar 19, 2013 by Vernitta Beck its VP on behalf of **JPMorgan Chase Bank, National Association** 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.



Anetrice N. Wilson
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.

This instrument prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Send tax statements to Grantee at: ~~4948 Rhode Island St, Gary, IN 46409~~
5305 Pierce St.
Merrillville, IN 46410

Exhibit A VB
Legal Description

Lot 13, Morningdale, in the City of Gary, as shown in Plat Book 30, pge 87, in Lake County, Indiana.

More commonly known as 4948 Rhode Island St, Gary, IN 46409-2861

Parcel# 45-08-34-401-015.000-004



Exhibit B VB
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.

