

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 032522

2013 MAY -8 AM 10: 37

MICHAEL B. BROWN
RECORDER

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After Recording Return To:

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

Document is
NOT OFFICIAL!

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-09-18-377-020.000-021
45-09-18-377-021.000-021
45-09-18-377-022.000-021

SPECIAL WARRANTY DEED

12-46746

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, whose mailing address is 800 State Hwy 121 Bypass, Lewisville, Texas 75067, hereinafter Grantor, for \$19,800.00, in consideration paid, conveys and specially warrants to Deiry A. Velazquez, whose mailing address is 2680 Hamilton, Lake Station, IN 46405, hereinafter Grantee, the real property described on Exhibit A and known as 2757 Elkhart St, Lake Station, IN 46405, 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: 2012090799

HOLD FOR MERIDIAN TITLE CORP

DBI/ 67126091.4

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MET
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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 07 2013

22833

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Executed by the undersigned on March 26, 2013:

GRANTOR:

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

By: Gina Bradley
Name: Gina Bradley 3-26-13
Title: Vice President

STATE OF TEXAS
COUNTY OF DENTON

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The foregoing instrument was acknowledged before me on March 26, 2013 by Gina Bradley its VP 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 [Signature] 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.



Vernitta V. Beck
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: 2757 Elkhart St, Lake Station, IN 46405

Exhibit A
Legal Description *JP*

Lots 21, 22 and 23 in Block 9 in First Subdivision to East Gary, now Lake Station, as per plat thereof, recorded in Plat Book 7, Page 9, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2757 Elkhart Street, Lake Station, IN 46405

Parcel #: 45-09-18-377-020.000-021, 45-09-18-377-021.000-021, 45-09-18-377-022.000-021



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.

