

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 MAY 17 AM 10:39

MICHAEL J. BROWN
RECORDER

2013 035839

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-03-478-002.000-004

SPECIAL WARRANTY DEED

File # 13-4489
REO

JPMorgan Chase Bank, National Association, whose mailing address is 800 State Hwy 121 Bypass, Lewisville, TX, 75067-4180, hereinafter Grantor, for \$4,950.00, in consideration paid, conveys and specially warrants to **Rhonda D. Fletcher** 3241 West 60th Ave, Merrillville, Indiana 46410, hereinafter Grantee, the real property described on Exhibit A and known as **1407 E 7th Ave, Gary, IN 46402**, 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: 2013 008310

HOLD FOR MERIDIAN TITLE

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 16 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DB1/ 67126091.4

12602

24th
MT
RM

Executed by the undersigned on April 11, 2013

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 4-17-13

Name:

Title: **Angela Gulce**
Vice President

STATE OF _____
COUNTY OF _____

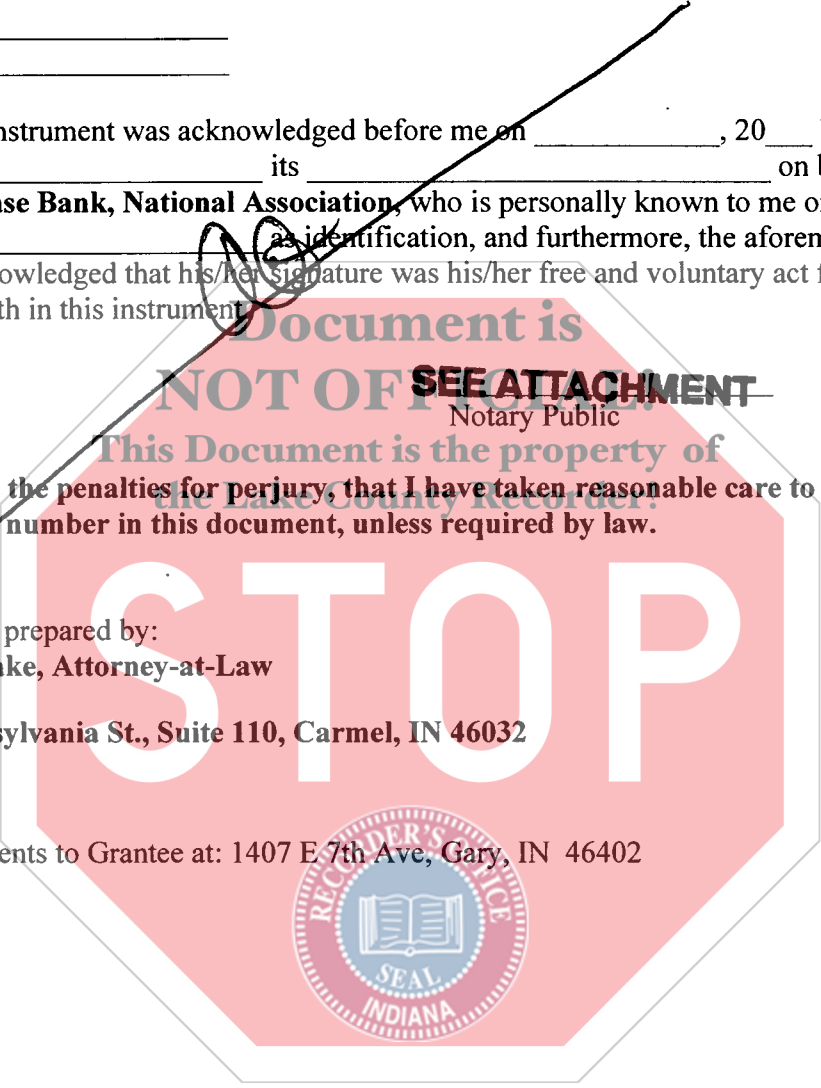
The foregoing instrument was acknowledged before me on _____, 20__ by _____ its _____ on behalf of **JPMorgan Chase Bank, National Association**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her [Signature] signature was his/her free and voluntary act for the purposes set forth in this instrument.

Document is NOT OFFICIAL
SEE ATTACHMENT
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: 1407 E 7th Ave, Gary, IN 46402



[Handwritten mark]

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas }
County of Denton }

Before me, Deann Q Barnes
Name and Character of Notarizing Officer, e.g., "John Smith,
Notary Public"

on this day personally appeared
Angela Gorce, V.P
Name of Signer

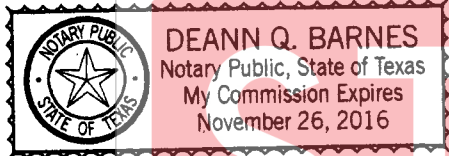
known to me

proved to me on the oath of

Name of Credible Witness

proved to me through _____

Document is NOT OFFICIAL
This Document is the property of the Lake County Recorder
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this



Place Notary Seal and/or Stamp Above

17 day of April, A.D., 2013
Day Month Year

[Signature]
Signature of Notarizing Officer

OPTIONAL

Though the information in this section 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:

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

[Handwritten mark]

Exhibit A
Legal Description

Lot 5, Block 7, as marked and laid down on the recorded plat of the Resubdivision of Gary Land Company's 13th Subdivision, as shown in Plat Book 19, page 10, in Lake County, Indiana.



DB1/ 67126091.4

A handwritten signature or set of initials in black ink, located in the bottom right corner of the page.

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.



A handwritten signature or set of initials in black ink, located in the bottom right corner of the page.