

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 JUL 30 AM 11:00

MICHAEL B. BROWN
RECORDER

2013 055485

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-12-18-480-008.000-030

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for \$36,000.00, in consideration paid, conveys and specially warrants to **Colonial Court Apartments, LLC**, whose mailing address is P.O. Box 492, Schererville, IN 46375, hereinafter Grantee, the real property described on Exhibit A and known as **3227 West 76th Place, Merrillville, IN 46410**, 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 use, benefit and behalf of the Grantee forever.

Prior instrument reference: _____

JUL 26 2013

004517

13-8907

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
HOLD FOR MERIDIAN TITLE CORP

DB1/67126091.4

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Executed by the undersigned on June 21, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Tina Bergin 6/24/13
Name:
Title:

Tina Bergin
Vice President

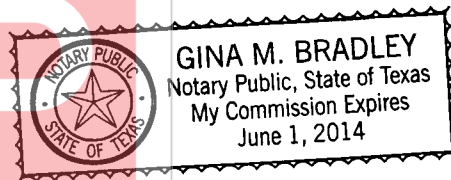
STATE OF TEXAS
COUNTY OF Denton

The foregoing instrument was acknowledged before me on June 24, 2013 by Tina Bergin its VP on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced JB 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.

Gina M. Bradley
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: ~~3227 West 76th Place, Merrillville, IN 46410~~
1228 Saratoga Ave
Schererville, IN 46375

Exhibit A
Legal Description

Lot 379 of the Resubdivision of Lincoln Gardens Eleventh Subdivision, as per plat thereof, recorded in Plat Book 41, page 54, in the Office of the Recorder of Lake County, Indiana. ✓

More commonly known as 3227 W 76th Pl, Merrillville, IN 46410-4415

Parcel# 45-12-18-480-008.000-030 ✓



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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.



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