

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 088887

2013 DEC -3 AM 11:34

MICHAEL B. BROWN
RECORDER

↓
After Recording Return To:

PRISM Title & Closing Services, Ltd.
809 Wright's Summit Parkway, Suite 200
Ft. Wright, KY 41011
File # 01301633

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-03-31-126-010.000-023

SPECIAL WARRANTY DEED

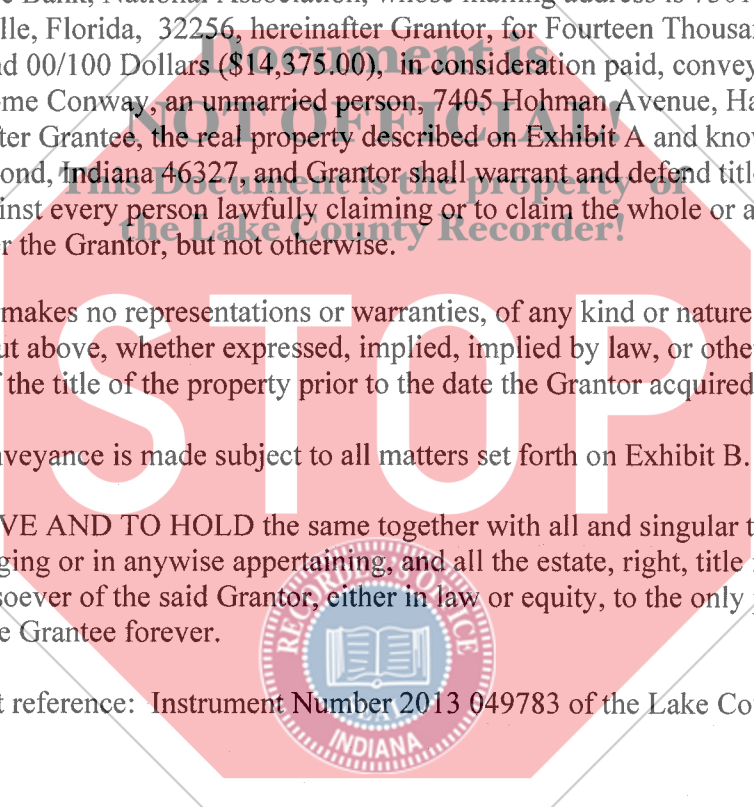
JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, Florida, 32256, hereinafter Grantor, for Fourteen Thousand Three Hundred Seventy Five and 00/100 Dollars (\$14,375.00), in consideration paid, conveys and specially warrants to Jerome Conway, an unmarried person, 7405 Hohman Avenue, Hammond, Indiana 46324, hereinafter Grantee, the real property described on Exhibit A and known as 4931 Oak Avenue, Hammond, Indiana 46327, 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: Instrument Number 2013 049783 of the Lake County, Indiana Records.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE OF TRANSFER

DEC 02 2013

PEGGY HOLLAND, Auditor
LAKE COUNTY AUDITOR

DB1/ 67126091.5

28144

220
79327
RN
E

Executed by the undersigned on November 12, 2013:

GRANTOR:

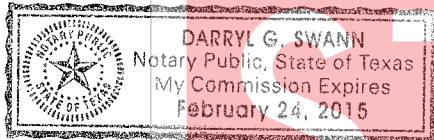
JPMorgan Chase Bank, National Association

By: Tamika Bell 11-12-13
Name:
Title: **Tamika Bell**
Vice President

STATE OF TEXAS

COUNTY OF DENTON

The foregoing instrument was acknowledged before me on November 12, 2013 by TAMIKA BELL its VP on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced DS 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 Darryl G. Swann
Notary's Resident County DENTON

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. Angi Schuerman

This instrument prepared at the request of the Grantor without benefit of title examination by PRISM Title & Closing Services, Ltd., 809 Wright's Summit Parkway, Suite 200, Ft. Wright, Kentucky 41011 Angi Schuerman

Send tax statements to Grantee at: 7405 Hohman Avenue, Hammond, Indiana 46324

TB

Exhibit A

Legal Description

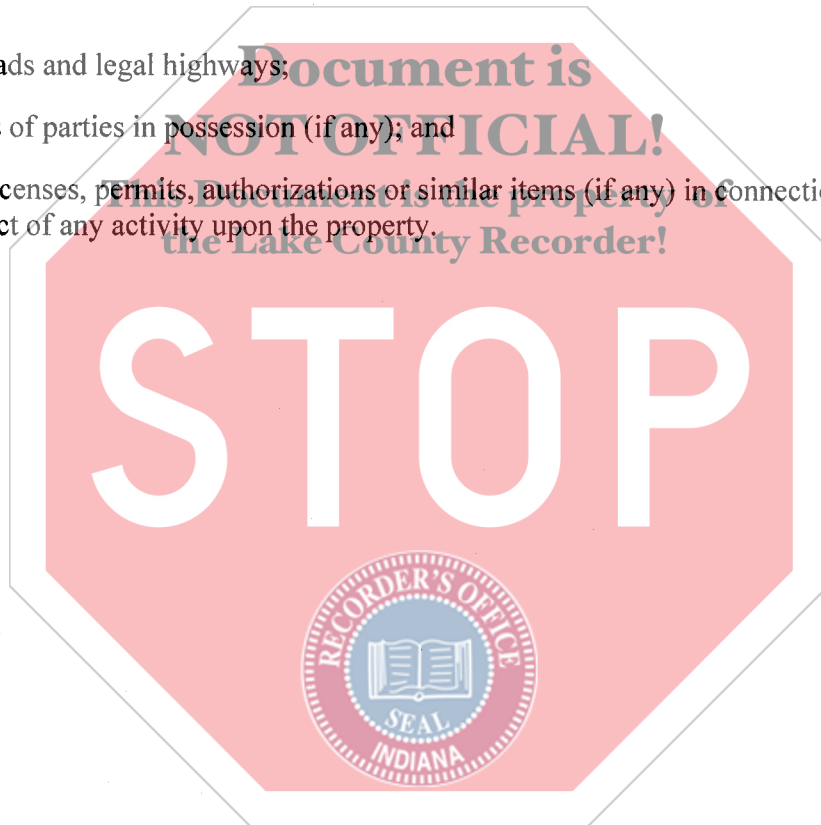
LOTS 43 AND 44, STAFFORD AND TRANKLE'S 7TH ADDITION TO HAMMOND,
AS SHOWN IN PLAT BOOK 6, PAGE 42, IN LAKE COUNTY, INDIANA.



TB

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.



JB