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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 006522

2014 FEB -3 PM 2:57

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Allodial Title LLC
REO No: 20132748
PO Box 165028
Columbus, Ohio 43215



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-07-18-227-022.000-023

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is **7301 Baymeadows Way, Jacksonville, FL 32256**, hereinafter Grantor, for **Zero Dollars and 00/100 (\$0.00)**, in consideration paid, conveys and specially warrants to **United Neighborhoods, Inc., an Indiana Nonprofit Corporation**, whose mailing address is **5209 Hohman Ave, Suite 203/204, Hammond, IN 46320**, hereinafter Grantee, the real property described on Exhibit A and known as **7438 Beech Avenue, Hammond, IN 46324**, 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: 2013056535, Lake County, Indiana records

DB1/67126091.4

010564

ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
FEB 03 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

\$24
CK# 024563
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E

Executed by the undersigned on January 8, 2014:

GRANTOR:

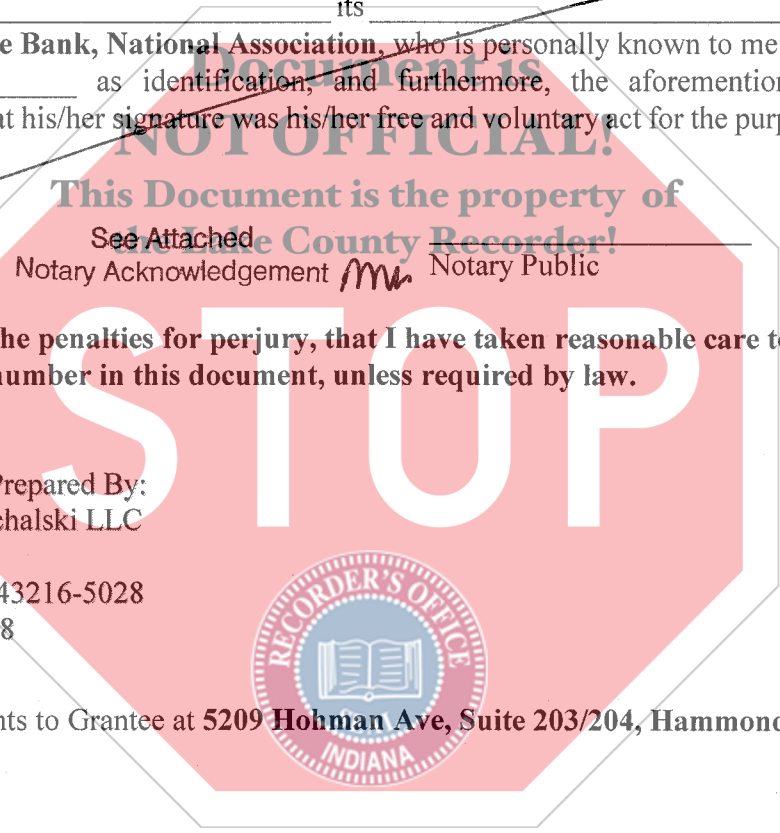
JPMorgan Chase Bank, National Association

By: Melonye H. Nadeau
Name: Melonye H. Nadeau
Title: Vice President

1.8.14

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2014 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 was his/her free and voluntary act for the purposes set forth in this instrument.



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:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, Ohio 43216-5028
File No. 20132748

Send tax statements to Grantee at **5209 Hohman Ave, Suite 203/204, Hammond, IN 46320**

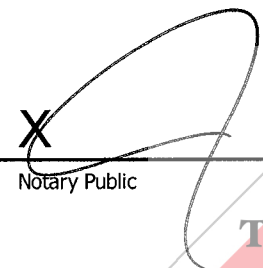
MM

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 8, 2014, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X 
Notary Public

Printed Name: Jill Kelsey

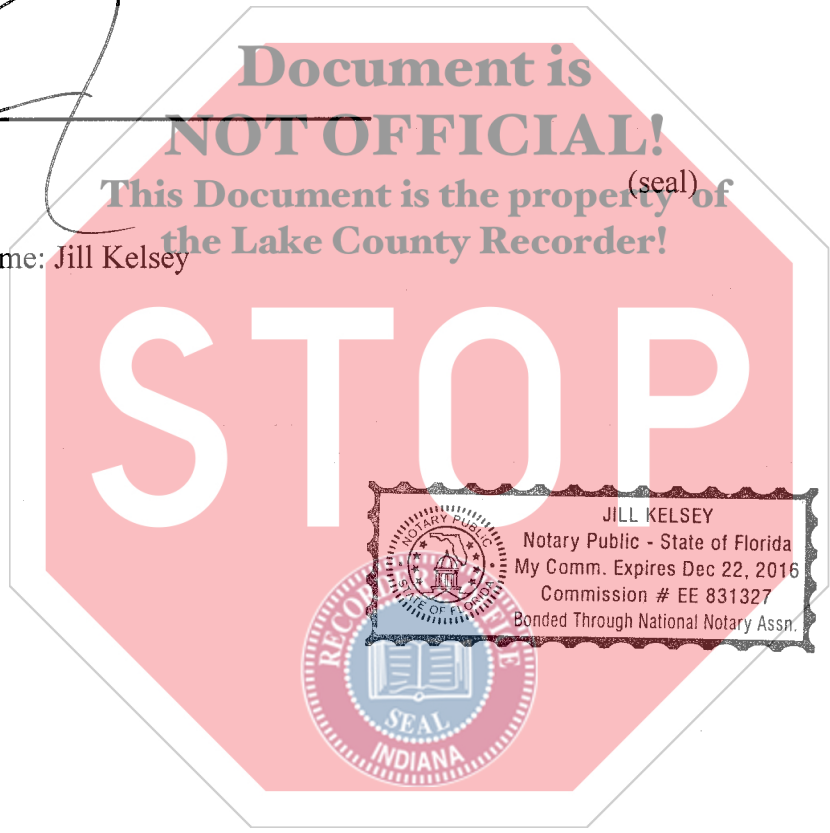




Exhibit A
Legal Description

The following described real estate in Lake County, Indiana, to wit:

Lot 19, Block 1, Oak Grove, in the City of Hammond, as shown in Plat Book 20, Page 7, in Lake County, Indiana.

Parcel Number: 45-07-18-227-022.000-023

Property Address: 7438 Beech Avenue, Hammond, IN 46324



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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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