

A

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 016894

2014 MAR 24 AM 11:42

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 # 01301952

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-12-15-352-018.000-030

This Document is the property of
the Lake County Recorder!

SPECIAL WARRANTY DEED

JP Morgan Chase Bank, NA, whose mailing address is 7301 Baymeadows Way, Jacksonville, Florida, 32256, hereinafter Grantor, for Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00), in consideration paid, conveys and specially warrants to Foreclosures 4 Cash Inc., an Indiana corporation, 7378 Broadway, Merrillville, Indiana 46410-4717, hereinafter Grantee, the real property described on Exhibit A and known as 30 Deerpath Road, Merrillville, Indiana 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 only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: Instrument Number 2013-045979 of the Lake County, Indiana Records.

Return to
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307
2014-54660-02

22193
CR #
\$22.00
M

FULLY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 24 2014

21639

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Executed by the undersigned on March 13, 2014:

GRANTOR:

JP Morgan Chase Bank, NA

By: _____
Name: _____
Title: _____

3-13-2014

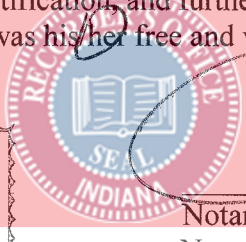
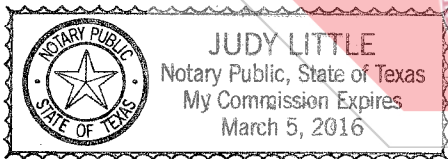
VIVOSA DEVOLLI
VICE PRESIDENT

**This Document is the property of
the Lake County Recorder!**

STATE OF Texas

COUNTY OF DENTON

The foregoing instrument was acknowledged before me on March 13, 2014
by VIVOSA DEVOLLI its J.P. on behalf of
JP Morgan Chase Bank, NA, 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.



Judy Little
Notary Public
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

Send tax statements to Grantee at: 7378 Broadway, Merrillville, IN 46410-4717

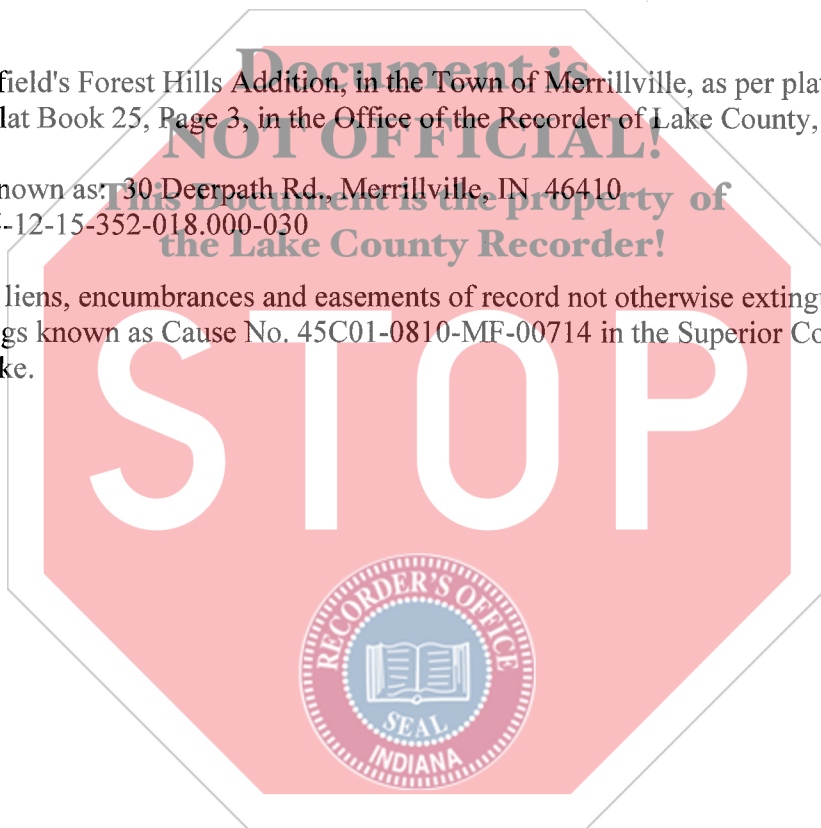
Exhibit A

Legal Description

Lot 134 in Fifield's Forest Hills Addition, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 25, Page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 30 Deerpath Rd., Merrillville, IN 46410
Parcel No, 45-12-15-352-018.000-030

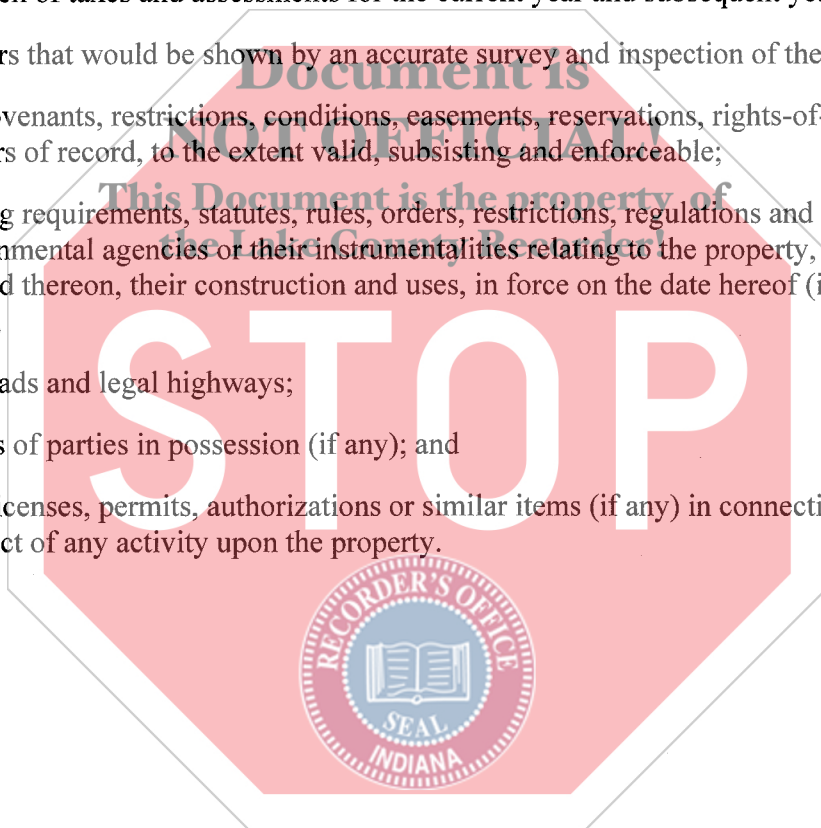
Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause No. 45C01-0810-MF-00714 in the Superior Court of the County of Lake.



[Handwritten signature]

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.



[Handwritten signature]