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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 026994

2014 MAY 13 PM 12:57

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Fidelity Land Title Agency
10723 Montgomery Road
Cincinnati, OH 45242
13-2717-07-U-R

RETURN TO KASPARNET  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OHIO 44311-4423

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-02-25-452-012.000-023

**NOT OFFICIAL!**  
**SPECIAL WARRANTY DEED!**

**JPMorgan Chase Bank, N.A.**, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for \$10,000.00, in consideration paid, conveys and specially warrants to **Mimis Cleaning LLC** 6033 Erie St, Hammond, IN 46320, hereinafter Grantee, the real property described on Exhibit A and known as 409-411 Hoffman St, Hammond, IN 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 2013070149

RECEIVED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER  
MAY 13 2014  
REGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

3491772

012530

\$22  
CK# 15574  
E GA

Executed by the undersigned on April 29, 2014:

GRANTOR:

JPMorgan Chase Bank, N.A.  
By: [Signature] 4-29-14  
Name: **Angela Guice**  
Title: **Vice President**

STATE OF Texas  
COUNTY OF DEWITT

The foregoing instrument was acknowledged before me on April 29, 2014 by Angela Guice its Vice President on behalf of JPMorgan Chase Bank, N.A., who is personally known to me or has produced [Signature] 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.

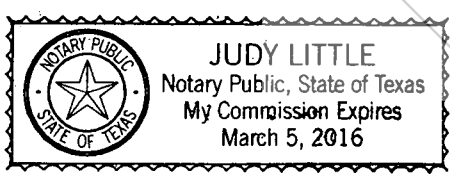
**This Document is the property of the Lake County Recorder!**

[Signature]  
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: J. Terry Kennedy, Esq., Kennedy & Kennedy Co., LPA, 10723 Montgomery Road, Cincinnati, OH 45242

Send tax statements to Grantee at: 6033 Erie St, Hammond, IN 46320



[Handwritten mark]

EXHIBIT A  
LEGAL DESCRIPTION

THE EAST 49 FEET OF LOT 1, IN BLOCK 2 IN HOFFMAN'S ADDITION TO HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO THE EAST 49 FEET OF LOT 2 IN BLOCK 2 IN THE REDIVISION OF HOFFMAN'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 100, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

For information purposes only:

Property Address: 409-411 Hoffman St, Hammond, IN 46327



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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.

