

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 028966

2014 MAY 21 AM 9:15

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Fidelity Land Title Agency
10723 Montgomery Road
Cincinnati, OH 45242
13-2764-07-U-R

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
45-08-27-301-010.000-004

**NOT OFFICIAL!**  
SPECIAL WARRANTY DEED **AO**  
This Document is the property of  
the Lake County Recorder.

Bank of America, National Association, whose mailing address is 800 State Hwy 121 Bypass, Lewisville, TX 75067-4180, hereinafter Grantor, for \$3,150.00, in consideration paid, conveys and specially warrants to **Odell Roy, Inc.** 4656 Augusta Highway, Gilbert, SC 29054, hereinafter Grantee, the real property described on Exhibit A and known as 4145 Broadway, Gary, IN 46409, 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 2012 035679

DULY ENTERED FOR TAXES SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2014

221  
15507  
BT

02113

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Executed by the undersigned on MARCH 26, 2014:

GRANTOR:

Bank of America, National Association, By JPMorgan Chase Bank, National Association as Attorney in Fact

By: Alissa Owens 3/26/14

Name:

Title: **Alissa Owens  
Vice President**

STATE OF TEXAS  
COUNTY OF DENTON

The foregoing instrument was acknowledged before me on MARCH 26, 2014 by ALISSA OWENS VP its VP on behalf of JPMorgan Chase Bank, National Association as Attorney in Fact for **Bank of America, National Association**, who is personally known to me or has produced VP 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.

Amber Ball  
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: 4656 Augusta Highway, Gilbert, SC 29054

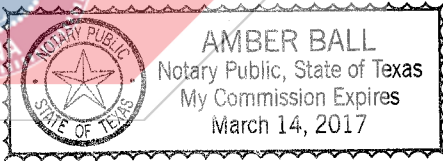
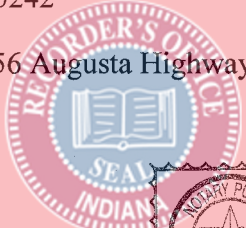


EXHIBIT A  
LEGAL DESCRIPTION

AO

Lot 12 and the South 8 1/3 feet, by parallel lines of Lot 11 in Wildermuth and Carnduff's First Addition to Gary, as per Plat thereof, recorded in Plat Book 9, page 3, in the Office of the Recorder of Lake County, Indiana

For information purposes only:

Property Address: 4145 Broadway, Gary, IN 46409



AO

**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.

