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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 030902

2014 MAY 29 AM 10:10

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Fidelity Land Title Agency
10723 Montgomery Road
Cincinnati OH 45242
14-1160-07-U-R



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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-05-32-205-022.000-004

NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A., whose mailing address is 800 State Hwy 121 Bypass, Lewisville, TX 75067-4180, hereinafter Grantor, for \$32,650.00, in consideration paid, conveys and specially warrants to **Brand Property LLC** 47 W. Polk St. 100-121, Chicago, IL 60605, hereinafter Grantee, the real property described on Exhibit A and known as 7518 Maple Ave, Gary, IN 46403, 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.

FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Prior instrument reference: Instrument Number: 2014 006744

02179

MAY 28 2014

PEGGY HOUNGA KATONA
LAKE COUNTY AUDITOR

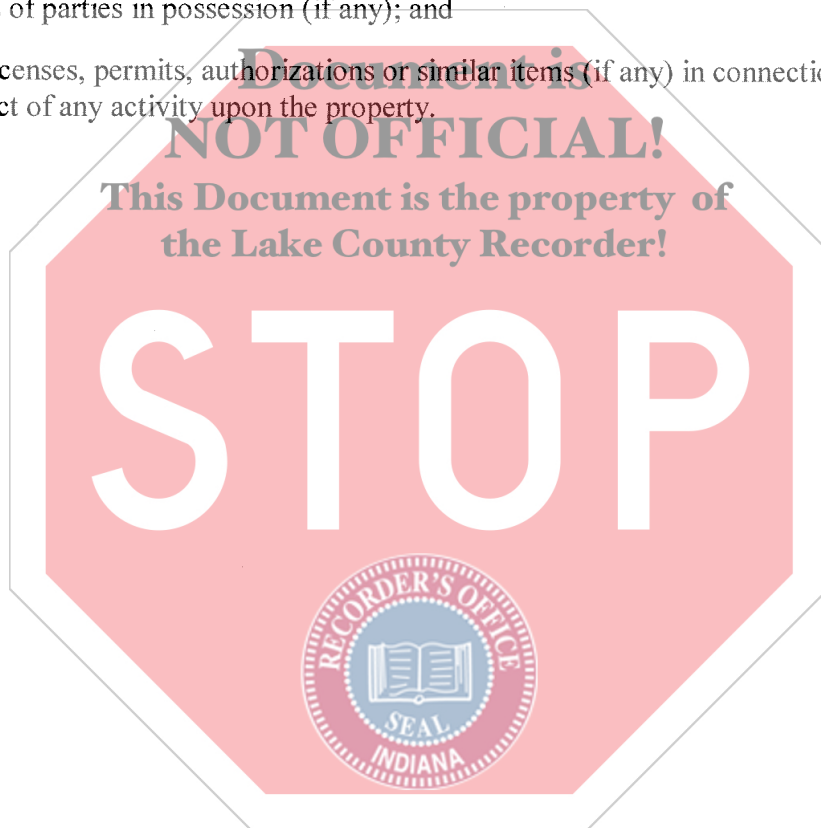
3492454

AMOUNT \$ 22-
 CASH _____ CHARGE _____
 CHECK # 15614
 OVERAGE _____
 COPY _____
 NON-COM _____
 CLERK RM

E

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.



Executed by the undersigned on April 21, 2014:

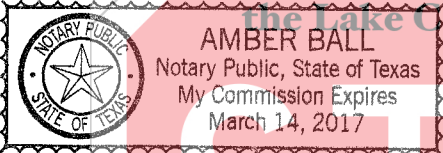
GRANTOR:

JPMorgan Chase Bank, N.A.

By: [Signature] 4-21-2014
Name: VIJOSA DEVOLLI
Title: VICE PRESIDENT

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on April 21, 2014 by Vijosa Devolli its Vice President on behalf of for JPMorgan Chase Bank, N.A., who is personally known to me or has produced AB 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

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: 47 W. Polk St. 100-121, Chicago, IL 60605

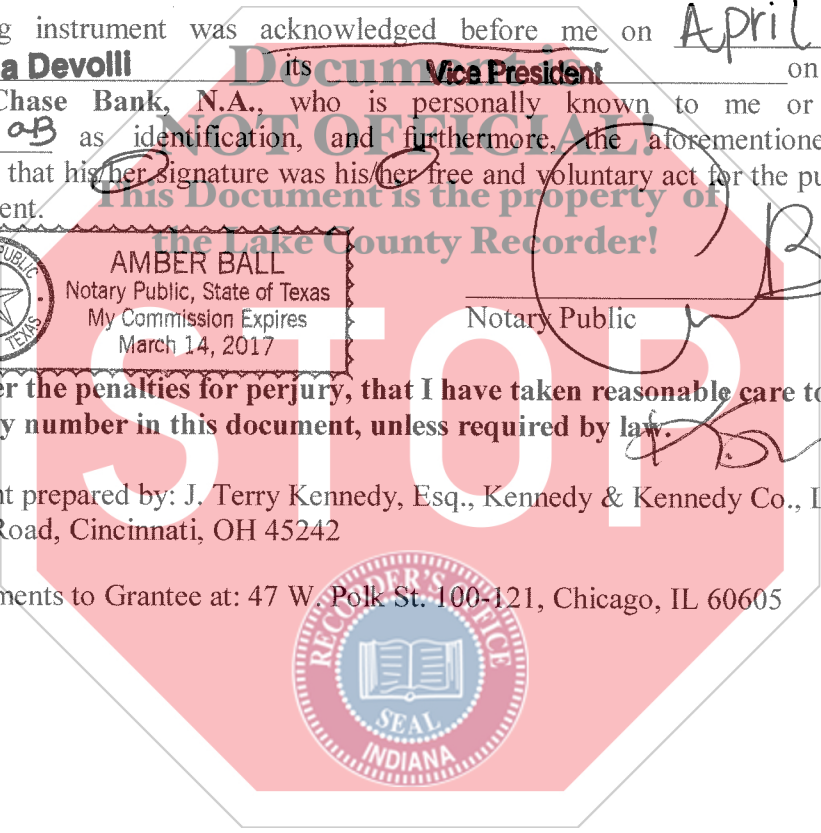


EXHIBIT A
LEGAL DESCRIPTION

Lot 22, Block 23, Norcott's Addition to Indiana City, in the City of Gary, as shown in Plat Book 1, page 14, Lake County, Indiana.

For information purposes only:
Property Address: 7518 Maple Ave, Gary, IN 46403



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