

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 031813

2015 MAY 22 PM 1:46

MICHAEL B. BROWN  
RECORDER

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

PROPERTY APPRAISAL TAX (APN) PARCEL IDENTIFICATION NUMBER:

45-07-35-253-016.000-006

**NOT OFFICIAL!**

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

JPMorgan Chase Bank, N.A. successor by merger to Bank One, N.A., whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for \$47,505.00 (Forty Seven Thousand Five Hundred Five Dollars and Zero Cents), in consideration paid, conveys and specially warrants to BRADLEY BERRIER, 1431 Edgewater Road, Crown Point, IN 46410 hereinafter Grantee, the real property described on Exhibit A and known as 616 N Arbogast St., Griffith, IN 46319, 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: 2015010144

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

DB1/67126091.5

# 254400

= \$ 26.00  
M.E

20595

Executed by the undersigned on April 29, 2015:

GRANTOR:

**JPMorgan Chase Bank, N.A. successor by merger to Bank One, N.A.**

By: Shannon Flanigan

Name: Shannon Flanigan  
Title: Vice President

APR 29 2015

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2015 by \_\_\_\_\_ on behalf of **JPMorgan Chase Bank, N.A. successor by merger to Bank One, N.A.**, 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.

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: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Send tax statements to Grantee at: 1431 Edgewater Road, Crown Point, IN 46410

STATE OF FLORIDA

SK

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 29, 2015, by Shannon Flanigan, the Vice President of ~~JPMorgan Chase Bank, N.A.~~ *successor by merger to Bank One, N.A.* He/she is personally known to me.

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**STOP** (seal)

X

*Jessica Salinger*

Notary Public

Printed Name: Jessica Salinger



**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.

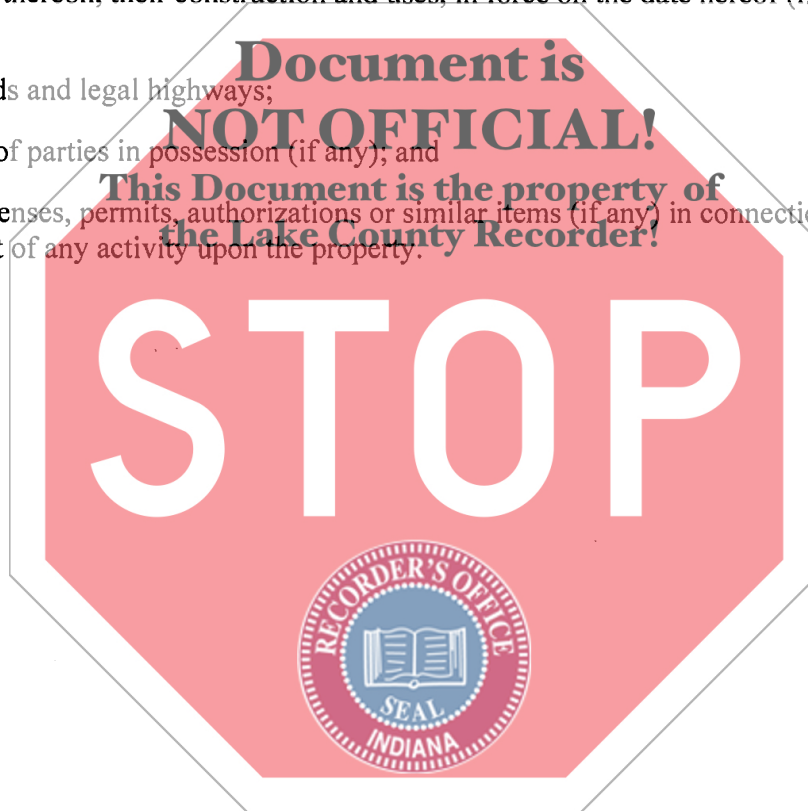

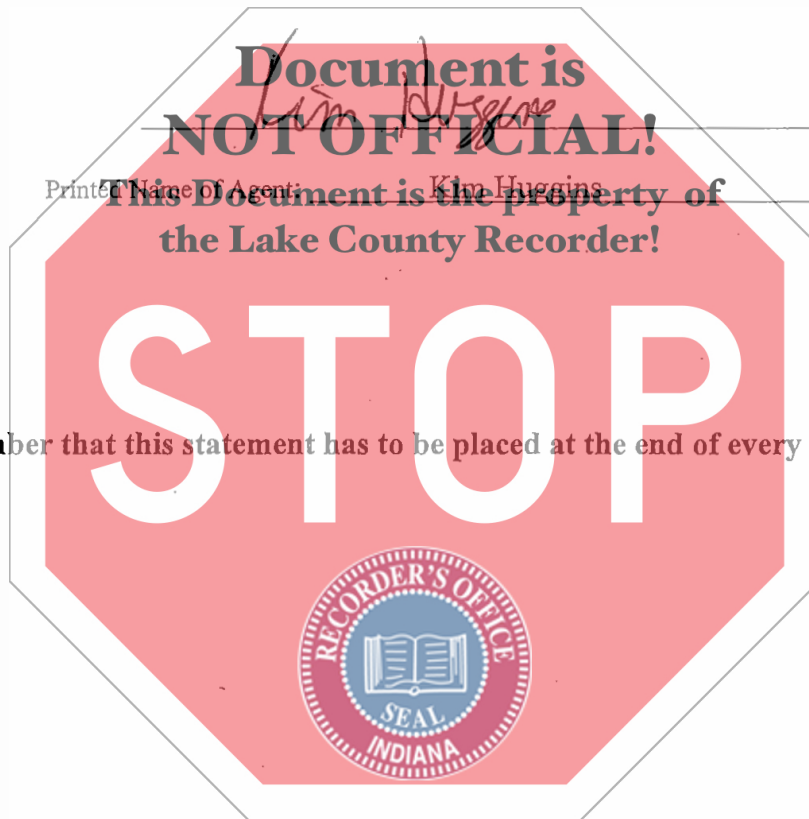


Exhibit A  
Legal Description 

**LOT 23 IN SCHERWOOD 4TH ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 50, AND AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 37, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**



"I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."



**\*\* Remember that this statement has to be placed at the end of every document. \*\***