

4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 068219

2015 OCT -5 AM 11:19

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Security Title Services, LLC
Attn: Mary Beck
9225 Priority Way W. Dr. #110
Indianapolis, IN 46240

PARCEL IDENTIFICATION NUMBER 45-06-13-256-008.000-023

**Document is  
NOT OFFICIAL!**

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

JPMorgan Chase Bank, N.A., whose mailing address is 3815 South West Temple, Salt Lake City, UT 84115 hereinafter Grantor, for the sum of Forty Nine Thousand and no/100 (\$49,000.00) in consideration paid, conveys and specially warrants to **Andrew C. Dykstra and Todd E. Dykstra, Joint Tenants with Rights of Survivorship**, whose mailing address is 7608 Jackson Avenue Hammond, IN 46324 hereinafter Grantee, the real property described on Exhibit A and known as 7608 Jackson Avenue Hammond, IN 46324 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.

Grantor herein certifies that it erroneously took title to the real estate under the name of Chase Manhattan Mortgage and that the correct entity name of the corporation as filed with the State of New York Banking Department is JPMorgan Chase Bank, N.A.

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: Quit Claim Deed recorded June 1, 2015 as Instrument #2015 033094.

DBI/ 67126091.4

LAKE COUNTY AUDITOR  
JOHN E. PETALAS

OCT 01 2015

04596

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Handwritten signature and number #8399

Executed by the undersigned on September 22, 2015, 2015

GRANTOR:  
JPMorgan Chase Bank, N.A.,  
By: Select Portfolio Servicing, Inc., Attorney in Fact

[Signature]  
By: Holly Lumbert, Doc. Control Officer

9.22.15

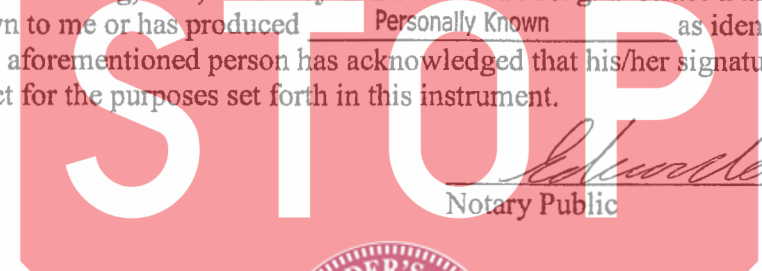
Name: Holly Lumbert, Doc. Control Officer  
Title: Holly Lumbert, Doc. Control Officer



STATE OF Utah  
COUNTY OF Salt Lake

**Document is NOT OFFICIAL!**

The foregoing instrument was acknowledged before me on the 22 day of September, 2015 by Holly Lumbert Personally Known its Doc. Control Officer on behalf of **Select Portfolio Servicing, Inc., Attorney in Fact for JPMorgan Chase Bank, N.A.**, who is personally known to me or has produced Personally Known 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.



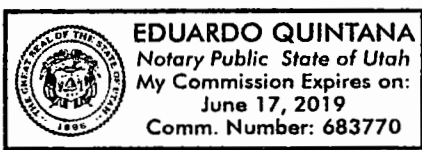
[Signature]  
Notary Public

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. Mary Beck

This instrument prepared by: Dean Lopez, Attorney at Law, 9225 Priority Way West Dr #110 Indianapolis, IN 46240

Send tax statements to: 17838 Rose St. LAUSING, ILL 60938

Grantee's Mailing Address:  
17838 Rose St  
LAUSING, ILL 60938



**Exhibit A**

**Legal Description**

Lot 20 in Subdivision of Lots 5 to 9, both inclusive, in F. J. Wachewicz South View Addition to Hammond, as per plat thereof, recorded in Plat Book 20, Page 47, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: ~~7608 Jackson Avenue Hammond, IN 46324~~

Parcel #45-06-13-256-008.000-023



**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.

