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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 039965

2016 JUN 29 AM 8:49

MICHAEL B. BROWN  
RECORDER

Return to:  
Vantage Point Title, Inc.  
Attn: Default Services  
25400 US 19 North, Suite 135  
Clearwater, FL 33763

Mail Tax Statements to Grantee:  
Secretary of Veterans Affairs  
1240 East Ninth Street  
Cleveland, OH 44199

File Number: C-IN290345

Property Tax ID#: 45-10-36-353-022.000-032

**SPECIAL WARRANTY DEED**

This indenture made on this 30 day of March, 2016 witnesseth that **JP MORGAN CHASE BANK, N.A.**, whose address is 3415 Vision Drive, Columbus, OH 43219, convey and warrant to **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, SUCCESSORS AND ASSIGNS**, whose address is 1240 East Ninth Street, Cleveland, OH 44199, for and in consideration of **\$10.00** and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 9977 Gettler St. Dyer, IN 46311

Subject to all easements and rights of way of record if any.

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD the same unto Grantee's heirs, administrators, successors or assigns, forever in fee simple and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free of all encumbrances, except taxes accruing subsequent to the current tax year.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground gas storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

#36810  
M<sup>e</sup>  
\$20.00  
ck# 31025  
1

JUN 24 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

23787

In witness whereof, Grantor has executed this deed this 30 day of March, 2016.

JPMORGAN CHASE BANK, N.A.

By Ida Caputo MAR 30 2016

Print Name: Ida Caputo

Title: Vice President

STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before this 30 day of March, 2016 by Ida Caputo as Vice President (Title of Officer) on behalf of JPMorgan Chase Bank, N.A., a national association. He/she/they is/are personally known to me or has produced — as identification.

Paul Burrier MAR 30 2016

Notary Public  
Printed Name: Paul Burrier  
My Commission Expires: 07/13/16



PAUL BURRIER  
Notary Public, State of Ohio  
My Comm. Expires July 13, 2016

Prepared by:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

**Document is NOT OFFICIAL!**

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



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**Exhibit "A"**

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, TO WIT:

- THE WEST 64.63 FEET OF LOT NUMBERED ONE HUNDRED NINETY-TWO (192) IN PRAIRIE TRAILS PHASE I AS PER PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 9977 GETTLER ST, Dyer, IN 46311  
Parcel ID: 45-10-36-353-022.000-032

