

4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 059234

2016 AUG 30 PM 3:16

MICHAEL B. BROWN  
RECORDER

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

PROPERTY APPRAISAL (TAX/ADN) PARCEL IDENTIFICATION NUMBER:  
45-16-10-403-006.000-042

**NOT OFFICIAL!**

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

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009, hereinafter Grantor, for \$105,000.00 (One Hundred Five Thousand Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Nikolce Jolakoski and Kristine Jolakoski, \*10428 Arizona Street Crown Point, IN 46307 hereinafter Grantee, the real property described on Exhibit A and known as 955 E 114th Place Crown Point, IN 46307, 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. \* MWR

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: 2016024394

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 30 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

005006

DB1/ 67126091.5

E

\$22,500

✓ #322740

\$2,000 cash

JAS

gm

Executed by the undersigned on June 16, 2016:

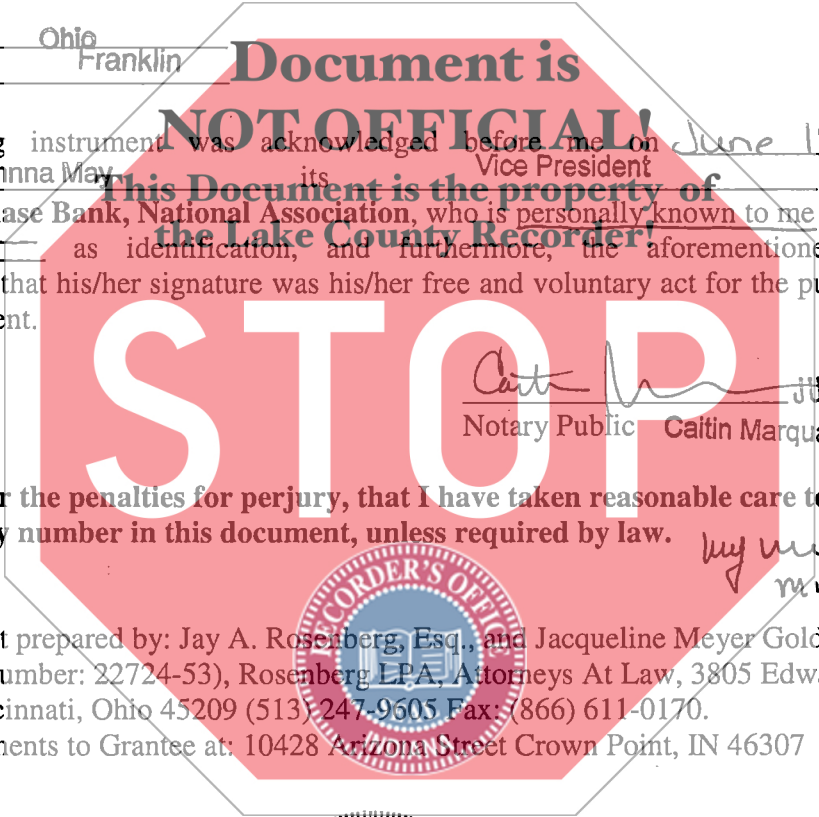
GRANTOR:

**JPMorgan Chase Bank, National Association**

By: Johnna May JUN 16 2016  
Name: Johnna May  
Title: Vice President

STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on June 16, 2016 by Johnna May, its Vice President on behalf of JPMorgan Chase Bank, National Association, 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.

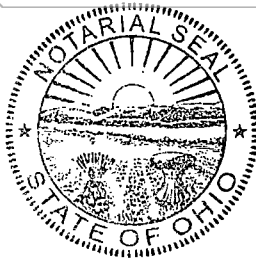


Caitin Marquardt JUN 16 2016  
Notary Public Caitin Marquardt

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.

my witness  
MIKE DUGANICH

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: 10428 Arizona Street Crown Point, IN 46307



CAITIN MARQUARDT  
Notary Public, State of Ohio  
My Commission Expires 08-10-2019

gm

**Exhibit A**  
**Legal Description**

**The west 20.00 feet of the East 76.77 feet of lot 21 in Hamilton Square- Phase 1, as per plat thereof, recorded in plat book 101 page 14, and amended by a Certificate of Correction recorded March 28th, 2007 as document no. 2007 030012, in the Office of the Recorder for Lake County, Indiana.**



**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.

