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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 000590

2017 JAN -5 AM 9:00

MICHAEL B. BROWN
RECORDER

After Recording Return To:
Novare National Settlement Services
25400 US Highway 19 N, Suite 263
Clearwater, FL 33763

After Recording Return To:

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:
45-12-03-377-025.000-030**

SPECIAL WARRANTY DEED

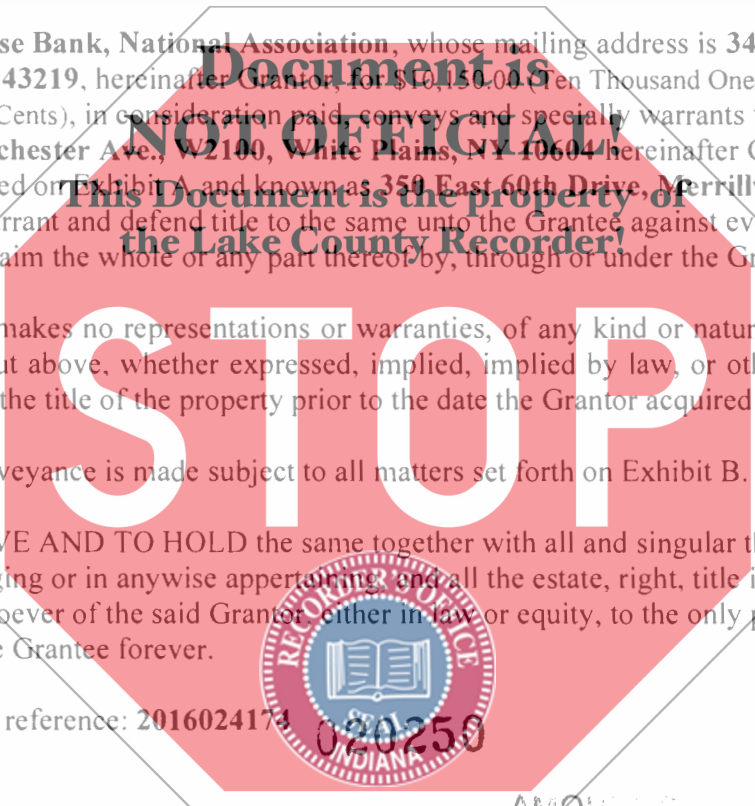
JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$10,150.00 (Ten Thousand One Hundred Fifty Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Castle 2016, LLC, 333 Westchester Ave., W2100, White Plains, NY 10604 hereinafter Grantee, the real property described on Exhibit A and known as 350 East 60th Drive, Merrillville, IN 46410, 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: 2016024174 020250



AMOUNT 22.00
CASH CHARGE
CHECK 107802
OVER
CO
NON
DE

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 04 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

xxxxxx-0561 BC
DB1/67126091.5

E

Executed by the undersigned on December 13, 2016:

GRANTOR:

JPMorgan Chase Bank, National Association

By: *Benito E. Caldwell*
Name: Benito E Caldwell 12/13/2016
Title: Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me on Dec 13, 2016 by Benito E Caldwell 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.

Document is NOT OFFICIAL!

Heather R. Sears
Notary Public

Heather R Sears

This Document is the property of the Lake County Recorder!

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.

STOP

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: 333 Westchester Ave., W2100, White Plains, NY 10604



Exhibit A
Legal Description

PARCEL 17-5, BEING A PART OF PHASES "F" AND "O" OF LOT 1, OLD AIRPORT ADDITION, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF THE LAKE COUNTY RECORDER IN PLAT BOOK 38, PAGE 99, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 134.67 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 494.68 FEET; THENCE NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 102.82 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST, 21.87 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST, 45.00 FEET; THENCE SOUTH 53 DEGREES 44 MINUTES 50 SECONDS EAST, 21.87 FEET; THENCE SOUTH 36 DEGREES 15 MINUTES 10 SECONDS WEST, 45.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

Parcel ID: 45-12-03-377-025.000-030

COMMONLY KNOWN AS 350 EAST 60TH DRIVE, MERRILLVILLE, INDIANA 46410



xxxxxx-0561 BC

DB1/67126091.5

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.



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