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AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821
2017 002342

LAKE COUNTY
FILED FOR RECORD
2017 JAN 12 AM 10:24
MICHAEL B. BROWN
RECORDER

~~After Recording Return To:
Bay National Title Company
13577 Feather Sound Dr, Ste. 250
Clearwater, FL 33762~~

Armo Title
4841 Merlot Ave.
Ste. 440
Grapevine, TX 76051

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-17-32-376-003.000-044

600271600452

SPECIAL WARRANTY DEED

JPMORGAN CHASE BANK, N.A., whose mailing address is 3445 Vision Drive, Columbus, OH 43219-6009, hereinafter Grantor, for \$99,352.00, in consideration paid, conveys and specially warrants to **RRCH #4, LLC, A TEXAS LIMITED LIABILITY COMPANY**, 3693 Maple Avenue, Suite 190, Dallas, TX 75219, hereinafter Grantee, the real property described on Exhibit A and known as **6951 E STATE ROAD 8, CROWN POINT, IN 46307**. This Document is the property of the Lake County Recorder. Grantor warrants and defends 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: Document No. 2016-007449

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

6951 E STATE RD 8

AMOUNT \$ 25
CASH _____ CHARGE _____
CHECK # 222136
OVERAGE _____
COPY _____
NON-COM
CLERK Agg

E

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Executed by the undersigned on DEC 08, 2016 :

GRANTOR:

JPMORGAN CHASE BANK, N.A.

BY: 

PRINT NAME: Timothy J Wilson

TITLE: Vice President

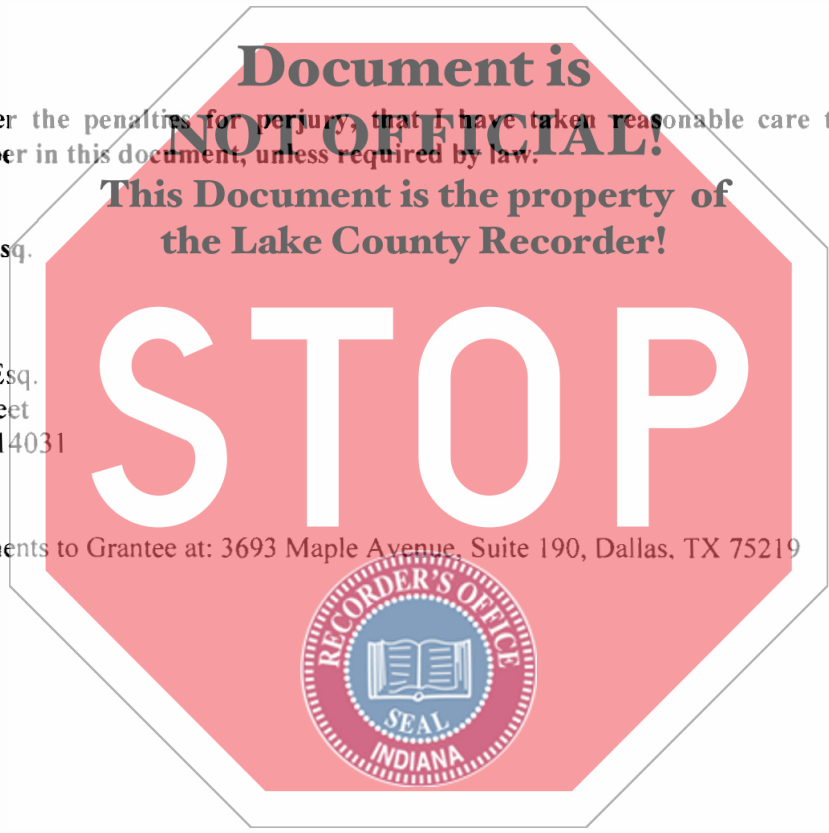
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Lisa Capitos, Esq.

Prepared by:
Lisa Capitos, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Send tax statements to Grantee at: 3693 Maple Avenue, Suite 190, Dallas, TX 75219



6951 E STATE RD 8 ←

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STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this December 8, 2016, by Timothy J. Wilson, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States. He is personally known to me.

X Heather R. Sears
Notary Public

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Printed Name: *Heather R Sears*

6957 E STATE RD 82

Exhibit A

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

THE EAST 10 ACRES OF THE WEST 20 ACRES OF THAT PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SEVEN (7) WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 53, IN LAKE COUNTY, INDIANA.

PROPERTY COMMONLY KNOWN AS: 6951 E STATE ROAD 8, CROWN POINT, IN 46307



6951 E STATE RD 8 -

A small, handwritten mark or signature in the bottom right corner of the page.

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.



6951 E STATE RD 8 ~

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