

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 002388

2017 JAN 12 AM 11:01

MICHAEL D. BROWN
RECORDER

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:

45-19-24-179-014.000-008

1406748

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009, hereinafter Grantor, for \$77,500.00 (Seventy Seven Thousand Five Hundred Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Paige Elizabeth Cripe, 3831 Piper St S-220 Anchorage Alaska 99508 hereinafter Grantee, the real property described on Exhibit A and known as 17587 Tower Ct Lowell IN 46356, 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: 2016 009025

CHICAGO TITLE INSURANCE COMPANY

010281

DBI/ 67126091.5

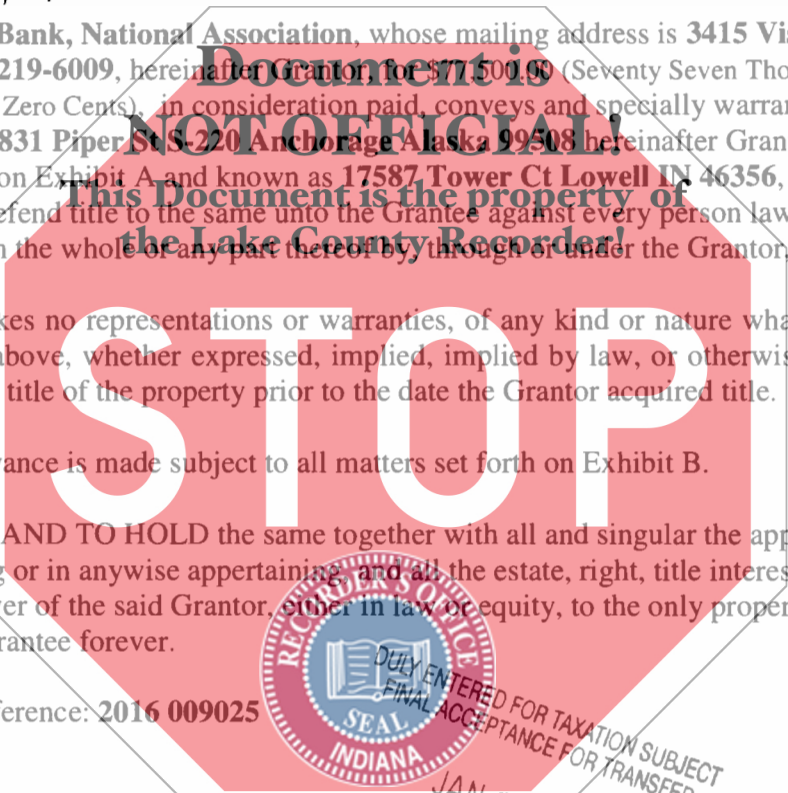
JOHN E. PETALAS
LAKE COUNTY AUDITOR

17587 TOWER CT

ck# 1820501639

22 - RR

CHICAGO TITLE INSURANCE COMPANY



Executed by the undersigned on December 29, 2016:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Johnna May
Name: Johnna May 12/29/2016
Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on December 29, 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.

Document is NOT OFFICIAL!
Heather R. Sears
Notary Public Heather R Sears

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.

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: 3831 Piper St S-220 Anchorage Alaska 99508



Exhibit A
Legal Description

**LOT 34, IN CASTLEBROOK, UNIT 1, AS PER PLAT THEREOF, RECORDED IN
PLAT BOOK 46 PAGE 128, IN THE OFFICE OF THE RECORDER OF 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.

