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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 008188

2017 FEB -7 AM 8:32

MICHAEL B. BROWN  
RECORDER

After Recording Return To:  
Novare National Settlement Service  
4975 Preston Park Blvd, Suite 450  
Plano, TX 75093

**Document is**  
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION  
**NOT OFFICIAL!**  
NUMBER: 45-15-26-356-008-000-043 and 45-15-26-356-007-000-043

**This Document is the property of  
SPECIAL WARRANTY DEED  
the Lake County Recorder!**

JPMORGAN CHASE BANK, N.A., whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$30,000.00 (Thirty Thousand Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Aaron L. Lafond and Vanessa Lafond, tenants by the entireties, 7701 W 140 PL, Cedar Lake, IN 46303 hereinafter Grantee, the real property described on Exhibit A and known as 7701 West 140th Place, Cedar Lake, IN 46303, 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, 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: 2016011146

020901

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 03 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 22-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 108313  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK MAA

7951 pti

DB1/67126091.5

EE

Executed by the undersigned on January 24, 2017:

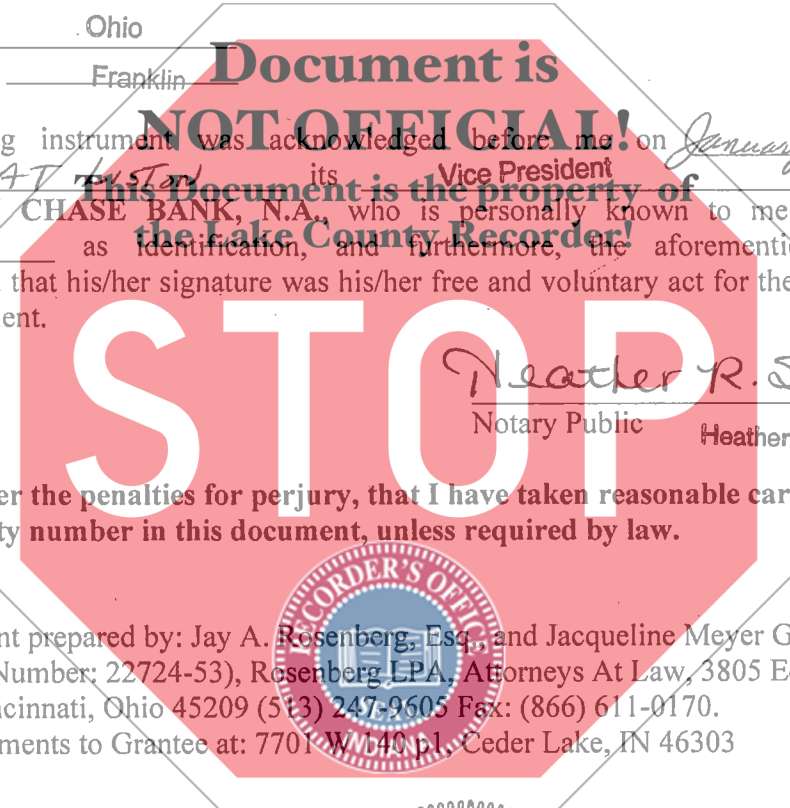
GRANTOR:

JPMORGAN CHASE BANK, N.A.

By: Pat Liston  
Name: PAT LISTON 1-24-17  
Title: Vice President

STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on January 24, 2017, by PAT LISTON its Vice President on behalf of JPMORGAN CHASE BANK, N.A. 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.



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: 7701 W 140 pl, Ceder Lake, IN 46303

**Exhibit A**  
Legal Description

**LOTS 34 AND 35, BLOCK 2 IN C.N. STRAIGHT'S SUBDIVISION OF THE SOUTH 19  
01/100 ACRES OF LOT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8,  
PAGES 20 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

**MORE COMMONLY KNOWN AS 7701 W. 140TH PL., CEDAR LAKE, IN 46303**

**Parcel #: 45-15-26-356-008.000-043 and 45-15-26-356-007.000-043**



7951 pt1

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.

