

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 020134

2017 MAR 29 PM 2:21

MICHAEL B. BROWN
RECORDER

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:
45-10-13-326-002.000-034
Document is NOT OFFICIAL!

This Special Warranty 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 \$112,500.00 (One Hundred Twelve Thousand Five Hundred Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Marina Di Santo, 9743 West Oak Ridge Drive, Saint John, IN 46373 hereinafter Grantee, the real property described on Exhibit A and known as 2600 Lakewood Dr., Dyer, IN 46311, 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 022195

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 29 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DB1/ 67126091.5

2600 LAKEWOOD DR

1022398

JM

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343628
JM
K

Executed by the undersigned on Dec. 13, 2016:

GRANTOR:

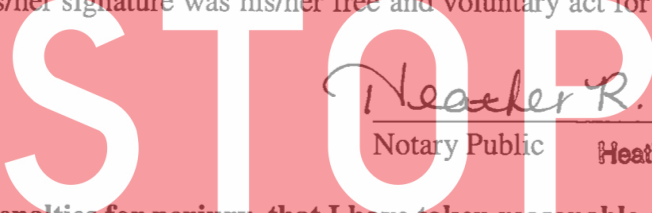
JPMorgan Chase Bank, National Association

By: Johnna May 12-13-16
Name: Johnna May
Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

Document is NOT OFFICIAL!

The foregoing instrument was acknowledged before me on Dec. 13, 2016 by Johnna May 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.



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.

Mike Duganich
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: 9743 West Oak Ridge Drive, Saint John, IN 46373

3424154



Exhibit A
Legal Description

LOT 28, IN DYER ESTATES FIRST ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED May 7, 1957 IN PLAT BOOK 32 PAGE 8, 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.

