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2017 020480

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 MAR 31 AM 9:35
MICHAEL B. BROWN
RECORDER

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:

Document is
45-08-34-306-021.000-004

NOT OFFICIAL!

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

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$1,000.00 (One Thousand Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Global Premier Asset Management LLC, 331 Newman Springs Rd, Bldg 1, Ste 143, Red Bank, NJ 07701 hereinafter Grantee, the real property described on Exhibit A and known as 5044 Pennsylvania St, Gary, IN 46409, 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: 2016-078913

022281

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DB1/ 67126091.5

5044 PENNSYLVANIA ST

AMOUNT \$ 22-
CASH _____ CHARGE _____
CHECK # 237956
OVERAGE _____
COPY _____
NON-COM _____
CLERK AN

E
AF

Executed by the undersigned on March 14, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 3/14/17
Name: **Holly Freedman**
Title: **Vice President**

STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on March 14, 2017 by Holly Freedman, its Vice President on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced [Signature] 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.



[Signature]
Notary Public **Jeffrey Zahorujko**

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: 331 Newman Springs Rd, Bldg 1, Ste 143, Red Bank, NJ 07701



5044 PENNSYLVANIA ST

DBI/67126091.5

RF

Exhibit A
Legal Description

LOT 23 IN BLOCK 7 IN BROADHURST, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



5044 PENNSYLVANIA ST

DB1/67126091.5

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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.

