2017 045079

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 JUL 21 AM 8: 45

MICHAEL B. BROWN RECORDER

After Recording Return To:

Fidelity Land Title Agency OT OFFICIAL!

10723 Montgomery Road

Cincinnati, OH 4524 This Document is the property of the Lake County Recorder!

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 45-09-29-154-003.000-018

### SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$163,000.00, in consideration paid, conveys and specially warrants to Alexandria M. Pride, Single 4073 W 73rd Ave Apt D. Merrillville, IN 46410, hereinafter Grantee, the real property described on Exhibit A and known as 283 Quail Dr, Hobart, IN 46342, 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.

DB1/67126091.5

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2017,

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Prior instrument reference: Instrument Number 2017 000138

Executed by the undersigned on  $\leq 0.00$  21, 2017:

### **GRANTOR:**

JPMorgan Chase Bank, National Association 6/21/17 This Document is the property of STATE OF Franklin Lake County Recorder! **COUNTY OF** The foregoing instrument was acknowledged before me on June Holly Freedman Vice President behalf 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. Jeffrey Zahorujko I affirm, under the penalties for perjucy, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brand, Dicker 50 This instrument prepared by: J. Terry Kennedy, Esq., Kennedy & Kennedy Co., LPA, 10723 Montgomery Road, Cincinnati, OH 45242

Send tax statements to Grantee at: 4073 W 73rd Ave Apt D, Merrillville, IN 46410



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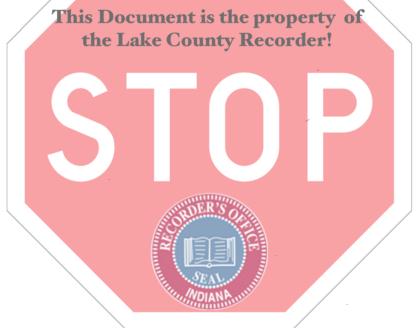
# **EXHIBIT A**

# LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF LAKE, STATE OF INDIANA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

Lot 57 in Hidden Lake Unit 2, in the City of Hobart, as per plat thereof, recorded in Plat Book 84 Page 50, in the Office of the Recorder of Lake County, Indiana.

Property Address: 283 Quail Dr. Hobart, IN 46342 CIAL



# **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 late hereof (if any such exist); the Lake County Recorder!
- 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.

