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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 045079

2017 JUL 21 AM 8:45

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Fidelity Land Title Agency
10723 Montgomery Road
Cincinnati, OH 45242

Document is

NOT OFFICIAL!

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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,

004090

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 22-25
CASH _____ CHARGE _____
CHECK # 240386, 240891
OVERAGE _____
COPY _____
NON-COM _____
CLERK Rm E

Prior instrument reference: Instrument Number 2017 000138

Executed by the undersigned on June 21, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 6/21/17
Name: Holly Freedman
Title: Vice President

STATE OF Ohio
COUNTY OF Franklin
STOP
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The foregoing instrument was acknowledged before me on June 21, 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. Brandi Dickerson

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

DB1/ 67126091.5



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



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.

