

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 045173

2017 JUL 21 AM 8:59

MICHAEL B. BROWN
RECORDER

After Recording Return To:

BAY NATIONAL TITLE CO. Megan Mendenhall
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
Job #: TAMCHA-45508

Document is

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

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45-08-25-478-015.000-018
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SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, a national association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for **\$65,250.00**, in consideration paid, conveys and specially warrants to **Top Shelf Construction LLC, an Indiana limited liability company**, 786 W 600 N, Hobart, IN 46342, hereinafter Grantee, the real property described on Exhibit A and known as **36 N Wilson St, 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.

Prior instrument reference: Document No. 2017 001583

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2017

004096

DBI/67126091.5

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.1
173628
174868

Executed by the undersigned on June 1, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association, a national association

By: Kathy J. Cams
Name: Kathy J Cams 6-1-17
Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

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The foregoing instrument was acknowledged before me on June 1, 2017 by Kathy J Cams its Vice President on behalf of **JPMorgan Chase Bank, National Association**, a national association, on behalf of said 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
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:
Lisa Capitos, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Send tax statements to Grantee at: **786 W 600 N, Hobart, IN 46342**



Exhibit A
Legal Description

LOT 5, BLOCK "B", PLEASANT PARK, A SUBDIVISION IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32 PAGE 17, IN 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.

