

2017 049982

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG 10 AM 10:07

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Bay National Title Co.
13577 Feather Sound Drive, Ste. 250
Clearwater, FL 33762
File No. CHGRC-47552

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

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JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 hereinafter Grantor, for \$30,500.00, in consideration paid, conveys and specially warrants to Indiana Land Trust Company, Trustee under the provisions of a Trust Agreement dated June 28, 2017, and known as Trust No. 120397, 9800 Connecticut Drive, Ste. B2-900, Crown Point, IN 46307, hereinafter Grantee, the real property described on Exhibit A and known as 287 Washington Street, Lowell, IN 46356, 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 018057

041142

DBI/ 67126091.5

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 8 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Executed by the undersigned on JUL 26, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: *Timothy J. Wilson*
Name: Timothy J Wilson
Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

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The foregoing instrument was acknowledged before me on JUL 26, 2017 by Timothy J Wilson its Vice President on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced Personal Knowledge 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.

Stephanie L. Fullen
Notary Public **Stephanie L. Fullen**

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.

Adam Willfond, Esq.

This instrument prepared by:
Adam Willfond, Esq.
2552 Central Avenue
Indianapolis, IN 46205
716-634-3405

Send tax statements to Grantee at:
**9800 Connecticut Drive, Ste. B2-900
Crown Point, IN 46307**



Exhibit A
Legal Description

The West 50 feet of the following described parcel: Part of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 9 West of the 2nd Principal Meridian, described as commencing at a point on the South side of Washington Street which is 15 rods due East of the West line of said Section; thence South 9 rods; thence West 6 rods; thence North 9 rods to the South line of said Washington Street; thence East to the place of beginning, in the Town of Lowell, Lake County, Indiana.

Parcel No. 45-19-23-353-003.000-008

Commonly known as 287 Washington St., Lowell, Indiana 46356
(hereafter referred to as "Real Estate").

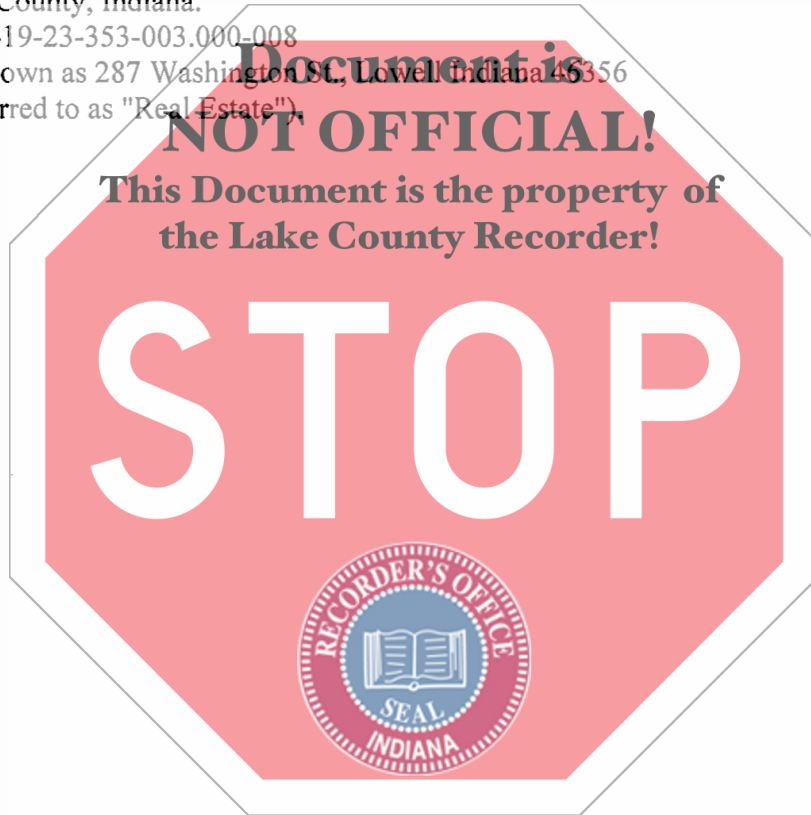


Exhibit B
Permitted Encumbrances

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.

