

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 066538

2017 OCT -2 AM 9:19

MICHAEL B. BROWN
RECORDER

After Recording Return To:
Novare National Settlement Services
25400 US Highway 19 N, Suite 263
Clearwater, FL 33763



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:
45-17-09-452-001.000-044

Document is

NOT OFFICIAL!

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the Lake County Recorder!

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$167,000.00 (One Hundred Sixty Seven Thousand Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Philip A. Murray and Ashly A. Murray, husband and wife, 233 Hendricks St., Michigan City, IN 46360, hereinafter Grantee, the real property described on Exhibit A and known as 4278 Harbor Park, Crown Point, IN 46307, 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: 2016-083169



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 29 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

005451

AMOUNT \$ 25,500
CASH _____ CHARGE _____
CHECK# 112108
OVERAGE _____
COPY _____
RECORDED _____
ELECTRONIC _____ JAS

Executed by the undersigned on Aug 30, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature]
Name: Holly Freedman
Title: Vice President

8/30/17

STATE OF Ohio
COUNTY OF Franklin

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The foregoing instrument was acknowledged to me on Aug 30, 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.

STOP

[Signature]
Notary Public Catherine M. Bertsch

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.

[Signature]
Jennifer Red



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: 233 Hendricks St., Michigan City, IN 46360

DBI/67126091.5



Exhibit A
Legal Description

**LOT 220 IN LAKES OF THE FOUR SEASONS, UNIT NO. 4, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 38, PAGE 3, IN THE OFFICE OF THE RECORDER OF
LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 4278 HARBOR PARK, CROWN POINT, IN 46307

PARCEL ID: 45-17-09-452-001.000-044



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.

