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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 071489

2017 OCT 24 AM 8:44

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Bay National Title Co.
13577 Feather Sound Drive, Ste. 250
Clearwater, FL 33762
File No. TAMFHA-50290

Document is NOT OFFICIAL!
 PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
 45-09-17332-007.000-02

This Document is the property of the Lake County Recorder!
 SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009, hereinafter Grantor, for \$20,000.00, in consideration paid, conveys and specially warrants to Frank Vincent Mattei and Wanda Mattei, husband and wife, as tenants by the entirety, 48 S State Road 49, Valparaiso, IN 46383, hereinafter Grantee, the real property described on Exhibit A and known as 2554 Miami Street, Lake Station IN 46405, 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. 2016 022196

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 17 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

005597

AMOUNT \$ 25100
 CASH _____ CHARGE _____
 CHECK# 178601
 OVERAGE _____
 COPY _____
 DEAL CONF _____
 PROPERTY JAS

E

Executed by the undersigned on Sept, 06, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Corinne Sanford

Name:

Title:

Corinne Sanford

Vice President

STATE OF _____
COUNTY OF _____

Ohio

Franklin

Document is

NOT OFFICIAL!

The foregoing instrument was acknowledged before me on Sept. 06, 2017 by Corinne Sanford its Vice President on behalf of

JPMorgan Chase Bank, National Association, who is personally known to me or has produced SEL 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

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:
Frank Vincent Mattei and Wanda Mattei
48 S State Road 49
Valparaiso, IN 46383



Exhibit A
Legal Description

The following described real estate in Lake County, Indiana, to-wit:

That part of Lots 1, 2, 3 and 4 in Block 2 in Greater Riverview Addition to East Gary, now the City of Lake Station, as per plat thereof, recorded in Plat Book 15, page 8, on the Office of the Recorder of Lake County, Indiana, described as follows:

Commencing at a point of 93.00 feet south of the northeast corner of Lot 1 and on the west line of Miami Street; thence west to the west line of Lot 4 a distance of 115.33 feet to the point which is 65.14 feet north of the southwest corner of Lot 4; thence south a distance of 65.14 feet to the southwest corner of Lot 4; thence easterly along the north line of the public alley, a distance of 120.00 feet to the southeast corner of Lot 1; thence north along the east line of Lot 1, a distance of 32.00 feet to the place of beginning. (EXCEPT the west 5 feet thereof).

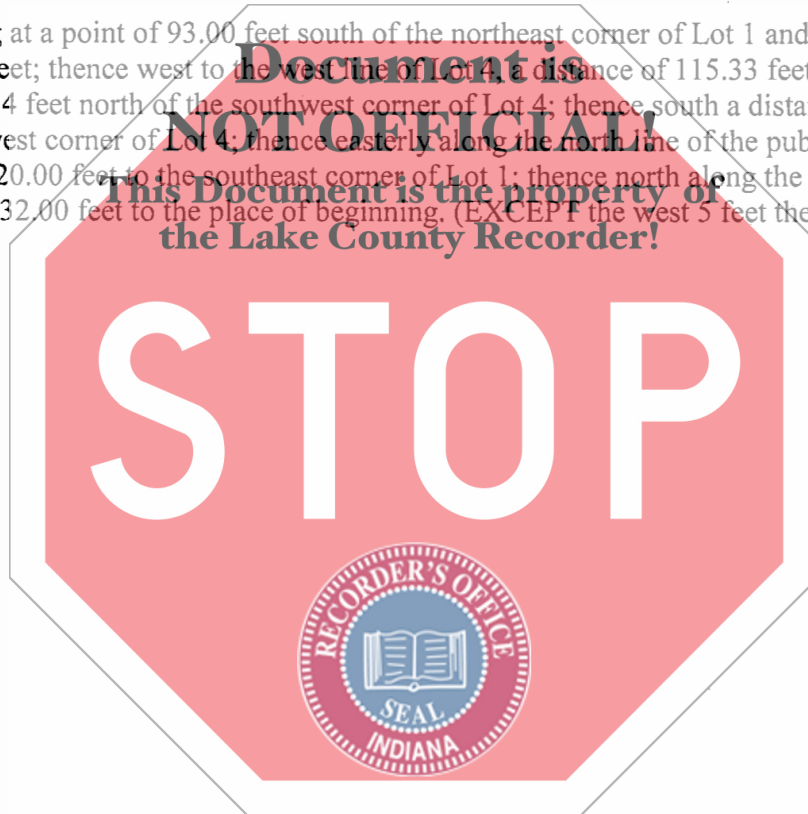


Exhibit B
Permitted Encumbrances

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.

