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2017 070515

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 OCT 18 AM 11:34

MICHAEL B. BROWN  
RECORDER

PREPARED BY:  
Jay Tenenbaum  
Prosperity Investment Fund, LLC  
360 East First Street, Suite 168  
Tustin, California 92780

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Return To/Send Tax Statements To:  
BMW Investment Properties, LLC  
309 SW Seagull Street  
Lee's Summit, Missouri 64082

OCT 17 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-02-36-485-035.000-023

005596

**STOP**

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made on this 27<sup>th</sup> day of July, 2017 between Grantor, **Prosperity Investment Fund, LLC**, a Limited Liability Company organized and existing under the laws of the State of Ohio, whose address is 360 East First Street, Suite 168, Tustin, California 92780, and **Quest IRA, INC., FBO JENNIFER ADAMS IRA**, a Corporation organized and existing under the laws of the State of Texas, whose business address is 17171 Park Row, Ste. 100, Houston, Texas 77084 Grantee(s), **BMW INVESTMENT PROPERTIES, LLC**, a Limited Liability Company, organized and existing under the laws of the State of Missouri, whose business address is 309 SW Seagull Street, Lee's Summit, Missouri 64082 and **Quest IRA, Inc. FBO James R. Deschenes, IRA#29007-11**, a corporation organized and existing under the law of the State of Texas, whose business address is 17171 Park Row, Ste. 100, Houston, Texas 77084 (collectively "Grantees"), and to Grantee's heirs and assigns.

In consideration of the sum of Ten Dollars (\$10.00), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **5634 Beall Street, Hammond, Indiana 46320** and situated in the County of Lake, State of Indiana described as follows (the "Premises"):

LEGAL DESCRIPTION- SEE EXHIBIT "A"

Tax Map or Parcel ID#: 45-02-36-485-035.000-023

Sales Disclosure Exempt.

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: 

#25<sup>co</sup>  
E 1400  
CB

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Register of Deeds, ~~Shawnee County, Kansas~~ Lake County, IN *EL*

The Warranties passing to GRANTEE hereunder are limited solely to those matters arising from acts of the GRANTOR, its agents or representatives, occurring solely during the period of GRANTOR'S ownership of the subject real estate.

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And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

*Denise Klaus*  
Printed: Denise Klaus

*Barbara Wymer*  
Printed: Barbara Wymer



Prosperity Investment Fund, LLC

*Jay Tenenbaum*  
He: Director of Capital Investments

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless otherwise required by law. *Erika Knigge* *Erika Knigge*

**LEGAL DESCRIPTION**  
**Document is**  
**"EXHIBIT A"**  
**NOT OFFICIAL!**

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the Lake County Recorder!**  
ALL THAT CERTAIN PARCELOF LAND SITUATE IN THE COUNTY OF LAKE AND STATE OF INDIANA, BEING  
KNOWN AS FOLLOWS: LOT 15, EXCEPT THE NORTH 3 FEET THEREOF, AND ALL OF LOT 16 IN BLOCK 1 IN  
H.W. SOHL'S FIFTH ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT  
BOOK 2 PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This is the same property deeded to Harbour Portfolio VIII, LP from Fannie Mae a/k/a Federal National  
Mortgage Association recorded on 11/03/2014; Instrument #: 2014069449 in the Register of Deeds in  
Lake County, Indiana.

**STOP**



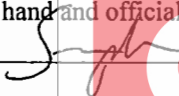
STATE OF ARIZONA  
COUNTY OF MARICOPA

On August 18, 2017, before me, Spencer P. Hughes a notary public, personally appeared -  
JAY TENENBAUM, who proved to me on the basis of satisfactory evidence to be the person whose name is  
subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity,  
and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

