

MAIL TAX BILLS TO:

TAX KEY NO. 45-03-29152-002000-024RD

9447 W 144th R.
Orland Park IL
60462

2017 084941

2017 DEC 14 AM 9:14

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

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THIS INDENTURE WITNESSETH, that **DDLL PARTNERS, LLC**, an Indiana limited liability company ("Grantor"), CONVEYS AND WARRANTS, to **RICHARD R. DELLA CROCE AS TRUSTEE, UNDER TRUST AGREEMENT DATED NOVEMBER 6, 2017 AND KNOWN AS TRUST NO. 4400-2017** ("Grantee") in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

PARCEL 1: BLOCKS 19, 20, 24 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART OF SAID BLOCK 19 LYING WITHIN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF 143RD STREET AND HOMER LEE AVENUE IN SAID CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, THENCE RUNNING SOUTH ALONG THE CENTER LINE OF SAID HOMER LEE AVENUE A DISTANCE OF 190 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH THE CENTER LINE OF SAID 143RD STREET, A DISTANCE OF 468.25 FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH THE CENTERLINE OF SAID HOMER LEE AVENUE A DISTANCE OF 190 FEET TO THE CENTER LINE OF 143RD STREET, THENCE EASTERLY ALONG THE CENTER LINE OF SAID 143RD STREET 468.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER WITH THE EAST LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY EAST WYE AS DESCRIBED IN DEED RECORDED IN DEED RECORD 44, PAGE 79 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO A POINT WHICH IS 40 FEET NORTH OF, BY PERPENDICULAR MEASUREMENT, FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG SAID EAST LINE 945 FEET, MORE OR LESS, TO A POINT WHICH IS 456 FEET EAST OF THE

029712

DEC 14 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

IND000075

HOLD FOR GREATER INDIANA TITLE COMPANY

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022729

WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 240 FEET, MORE OR LESS, TO A POINT WHICH 30 FEET WEST, BY PERPENDICULAR MEASUREMENT FROM THE AFORESAID EAST LINE OF THE EAST WYE; THENCE SOUTHEASTERLY 30 FEET WESTERLY FROM, BY PERPENDICULAR MEASUREMENT, FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE EAST PARALLEL TO SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

Commonly known as 4400 Homerlee Avenue, East Chicago, Indiana 46312

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. ~~Real estate taxes for 2017, and all years thereafter.~~
2. ~~Covenants, Restrictions and Easements of record.~~
3. ~~Applicable building codes and zoning ordinances.~~

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that the undersigned are duly elected officer of the Grantor and has been fully empowered by proper resolution, to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on November 10, 2017.

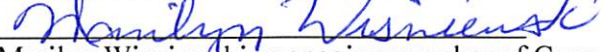
DDL Partners, LLC, an Indiana limited liability company

By: 5 STAR PARTNERS, LLC - MEMBER OF DDL PARTNERS LLC

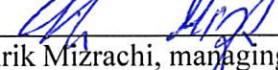
By: 
Christine Primbas, managing member of 5 Star Partners LLC

By: M.A.S. REAL ESTATE INVESTMENTS LLC - MEMBER OF DDL PARTNERS, LLC

By: CONNECT THE DOTS, LLC - MEMBER OF M.A.S. REAL ESTATE INVESTMENTS LLC

by: 
Marilyn Wisniewski, managing member of Connect the Dots, LLC

BY: A & S REAL ESTATE HOLDINGS, LLC - MEMBER OF M.A.S. REAL ESTATE INVESTMENTS LLC

by: 
Arik Mizrachi, managing member of A & S Real Estate Holdings, LLC



by: [Signature]
Santiago Vaca, managing member of A & S Real Estate Holdings, LLC

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Christine Primbas, as Managing Member of 5 Star Partners LLC, Marilyn Wisniewski, as managing member of Connect the Dots, LLC, Arik Mizrachi, managing member of A & S Real Estate Holdings, LLC, and Santiago Vaca, managing member of A & S Real Estate Holdings, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument each in their stated capacity, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts and as the free and voluntary acts of said corporate entities, for the uses and purposes therein set forth. Given under my hand and Notarial Seal on November 10, 2017.



My Commission Expires: _____
County of Residence: _____

"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."

PREPARED BY: Marco A. Molina

*This instrument prepared by: Marco A. Molina, Attorney at Law,
4704 Indianapolis, East Chicago, IN 46312
219-397-4000*