

A

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 037533

2019 JUN 21 PM 3:10

①

MICHAEL B. BROWN  
RECORDER

Parcel Number: 45-12-16-276-003.000-030

**WARRANTY DEED**

**THE GRANTOR, MAPLE LEAF APARTMENTS LIMITED PARTNERSHIP**, an Illinois limited partnership, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND WARRANTS** to **MAPLE LEAF APTS, LLC**, an Indiana limited liability company, of the Village of Schaumburg, County of Cook, State of Illinois, the following described Real Estate situated in the County of Lake, in the State of Indiana as more specifically described on the legal description attached hereto and incorporated herein, subject to (i) all easements, covenants, conditions, encumbrances, liens and restrictions of record; (ii) all real estate taxes due and payable; and (iii) any sets of facts disclosed by an accurate survey.

Together with the tenements and appurtenances thereunto belonging.

Address of Property: 7106 Broadway, Merrillville, Indiana 46410

The warranties of title by Grantor hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor and not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this deed; that Grantor has full limited partnership capacity to convey the real estate described herein; and that all necessary limited partnership action for the making of such conveyance has been taken and done.

Dated this 28<sup>th</sup> day of June 2019.

[SIGNATURE PAGE ATTACHED HERETO]

RETURN TO  
Chicago Title  
Closer: AJ

File No. CJWA 1900288

**NO SALES DISCLOSURE NEEDED**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Approved Assessor's Office

JUN 21 2019

By: WT

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

041904

\$25<sup>06</sup>  
✓ #12259  
UCC

**MAPLE LEAF APARTMENTS LIMITED PARTNERSHIP**  
an Illinois limited partnership

By: Maple Leaf Investments Limited Partnership  
an Illinois limited partnership  
Its: General Partner

By: Financial Equity Associates, Inc.  
an Illinois corporation  
Its: General Partner

By: \_\_\_\_\_  
John H. Cox, President

STATE OF CALIFORNIA )  
  ) SS.  
COUNTY OF SAN DIEGO )

I, the undersigned, a **NOTARY PUBLIC** in and for the State of California, County of San Diego, DO HEREBY CERTIFY that John H. Cox, President of Financial Equity Associates, Inc., being the General Partner of Maple Leaf Investments Limited Partnership, being the General Partner of Maple Leaf Apartments Limited Partnership, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of June 2019. ②

\_\_\_\_\_  
NOTARY PUBLIC



**This instrument prepared by:**

Christopher D. Oakes, Indiana Attorney No.:28919-45  
Cox, Oakes & Associates, Ltd.  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173.

**Upon recording, mail to:**

Christopher D. Oakes  
Cox, Oakes & Associates, Ltd.,  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173

**Send subsequent tax bills to:**

Maple Leaf Apts, LLC  
c/o Cox, Oakes & Associates, Ltd.,  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173

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. – Christopher D. Oakes

### LEGAL DESCRIPTION

LOTS 1 TO 4, MAPLE LEAF, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 68, PAGE 59, AND AS AMENDED BY PLAT RECORDED IN PLAT BOOK 81, PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; EXCEPTING THEREFROM THAT PART OF LOT 1 CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED FEBRUARY 24, 2006 AS DOCUMENT NO. 2006 014912.