

2

2019-082140

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

2019 Nov 27 3:20 PM

BOSTON NATIONAL TITLE AGENCY  
129 WEST TRADE ST. 9<sup>th</sup> FLOOR  
CHARLOTTE NC. 28202

Commitment Number: DEF1916243-A

After Recording, Send To:

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
the Lake County Recorder!  
45-09-07-130-027.000-004**

**SPECIAL/LIMITED WARRANTY DEED**

**IBAT Holdings IN, LLC**, hereinafter grantor, whose tax-mailing address is **2045 W Grand Ave., Ste B, #54905, Chicago, IL 60612**, for \$43,000.00 (Forty Three Thousand Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to **QUEST TRUST CO FBO JOHNNY CHANG IRA#3022611**, hereinafter grantee, whose tax mailing address is **17171 Park Row Drive #100, Houston, TX 77084**, the following real property:

**Lot 32, Block 8, Aetna Manor Fourth Subdivision, in the City of Gary, as shown in Plat Book 29, Page 99, in Lake County, Indiana.  
Property Address is: 1030 Gibson Pl., Gary, IN 46403**

Prior instrument reference: 2018 013844

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019

053986

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-1-10  
✓35303  
18

Executed by the undersigned on 11/15, 2019:

IBAT Holdings IN, LLC

By: [Signature]

Its: Officer

STATE OF Colorado  
COUNTY OF El Paso

The foregoing instrument was acknowledged before me on 11/15, 2019 by JBEIK its Officer on behalf of **IBAT Holdings IN, LLC** 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.

BRIANNA GILLASPIE  
Notary Public  
State of Colorado  
Notary ID # 20184023448  
My Commission Expires 06-05-2022

[Signature]  
Notary Public

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]

By: Jay A. Rosenberg



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. File Number: DEF1916243-A.