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2020-063463

2020 Sep 14

8:34 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-08-33-104-013.000-004

THIS INDENTURE WITNESSETH THAT, JOSHUA GROEN, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO STERLING EQUITY ALTERNATIVE FUND IV, LLC, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 18, BLOCK 1, ROBERT R. CENEK 1ST ADDITION TO GARY, AS SHOWN IN PLAT BOOK 17, PAGE 27, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 4575 BUCHANAN ST., GARY, IN 46408

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 3 day of September, 2020

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

JOSHUA GROEN

STATE OF Indiana

COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of September, 2020, personally appeared: JOSHUA GROEN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0699646

My commission expires: 5-10-25

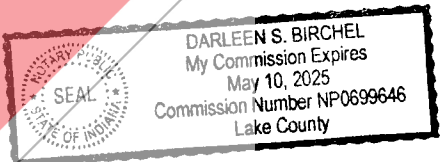
Resident of Lake County

Signature

Printed Darleen S. Birchel, Notary Public



COMMUNITY TITLE COMPANY FILE NO. 2019018



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS LAKE COUNTY AUDITOR

026093

25-AM
CK12452

EXECUTED AND DELIVERED IN MY PRESENCE:

Peggy A. Ferguson Witness Signature

PEGGY A. FERGUSON Witness' Printed Name

STATE OF INDIANA)
COUNTY of Clara)

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS PEGGY A. FERGUSON to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows JOSHUA GROEN to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 3rd day of September 2023

Darleen Birchel Notary Public Signature

Darleen Birchel Notary Public Printed Name

Commission Number: 0699646

My Commission Expires: 5/10/25

Resident of Clara County

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in
Preparation of deed or form of holding ownership. All
information used supplied by title company.

RETURN DEED TO: GRANTEE

GRANTEE STREET OR RURAL ROUTE ADDRESS: 2500 S. Power Road, Mesa, AZ 85209
~~4575 BUCHANAN ST., GARY, IN 46408~~

SEND TAX BILLS TO: GRANTEE

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.

Darleen Birchel
Signature

Darleen Birchel
Printed Name

