

NOT AN OFFICIAL DOCUMENT

After Recording mail to and send tax bill to Grantee's address at:

Ace NWI LLC
1540 River Park Drive #220
Sacramento, CA 95815

GINA PIMENTEL
RECORDER

2021-024931

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

8:58 AM 2021 Mar 19

This space reserved for Recorder's Use only.

LIMITED WARRANTY DEED

457-29-28-157-007-000004
This indenture witnesseth, that LPREV LLC, an Illinois limited liability company ("Grantor"), located at 1435 W Lill Ave. Chicago IL 60614, in Cook County IL, bargains, sells and conveys to Ace NWI LLC, an Indiana limited liability company ("Grantee"), located at 1540 River Park Drive #220 Sacramento, CA 95815, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Lake County, in the State of Indiana (hereinafter called the "Real Estate") and described in Exhibit A attached hereto.

To have and to hold the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor, except any set forth on Exhibit B attached hereto (the "Permitted Exceptions"), and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, except for and subject to the Permitted Exceptions, but against none other.

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DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

110011383

*25-AM
38733*

Greater Indiana Title Company

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EXECUTED as of the 11 th day of March, 2021.

LPREV LLC, an Illinois limited liability company

By: [Signature]
Name: Timothy Scannell
Title: Manager-Member

STATE OF INDIANA IL)
) SS
COUNTY OF LAKE Cook)

On this 11 day of MARCH, 2021, before me and personally appeared Timothy Scannell, who acknowledged himself to be a Manager-Member of LPREV LLC, an Illinois limited liability company, and the he, being authorized to do so, executed the foregoing instrument for the purposes therein contained as his and its free act and deed, by signing the name of Timothy Scannell by himself as Manager-Member.

IN WITNESS WHEREOF, I have hereunto set my hand.

[Signature]

Notary Public

Printed Name: Kelly Ann Scannell

My Commission Expires: 12-18-22

My County and State of Residence: Cook, Illinois



Prepared by: Timothy Scannell
1435 W 67th AVE
CHICAGO IL 60644

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
By: [Signature]

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EXHIBIT A

Legal Description

LOT 2 AND THE NORTH HALF OF LOT 3, BLOCK 3 IN FOREST PARK ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Index Number: 45-08-28-157-002.000-004
Commonly known as: 4005 Johnson St., GARY IN

Property of Lake County Recorder

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EXHIBIT B

Permitted Exceptions

1. Property taxes and special assessments which are not yet due and payable as of the date hereof.
2. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
3. Rights or claims of parties in possession not shown by public records.
4. Any and all encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title that would be disclosed by a current, accurate and complete ALTA/NSPS Land Title Survey of the Real Estate.
5. Easements, or claims of easements, not shown by public records.
6. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by public records.
7. Taxes or special assessments which are not shown as existing liens by public records.
8. Recorded easements for distribution of utility and municipal services.
9. Any and all encroachments and other matters that would be shown on or disclosed by a current, accurate and complete ALTA/NSPS Land Title Survey of the Real Estate.
10. Municipal and zoning ordinances and agreements entered under them, agreements with any municipality regarding the development of the Real Estate, building and use restrictions and covenants, and State and/or Federal statutes and regulations.