

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 18 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-07-01-103-004.000-004

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

ACE NWI LLC

CONVEY(S) AND WARRANT(S) TO

Abhi Ambadkar, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"


Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of June, 2021.

ACE NWI LLC

By: 
Title: Member

State of California County of Sacramento ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Elliott Elkhoury, Member of ACE NWI LLC who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 14th day of June, 2021.

03/24/2025
My Commission Expires:
2352848
Commission No.
Sacramento CA
Notary Public County and State of Residence

M.P. Bazan
Signature of Notary Public
M.P. Bazan
Printed Name of Notary



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
233 Hamlin Street
Gary, IN 46406

Grantee's Address and Mail Tax Statements To:

8715 236th Ave NE
Redmond, WA 98053

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. Andrew R. Drake

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Sacramento)
 On 6/14/21 before me, M.P. Bazan, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Elliott Elkhwary
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature M.P. Bazan
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Conveyance and warrants Document Date: 6/14/21
 Title or Type of Document
 Number of Pages: 3 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
 Signer's Name: Elliott Elkhwary
 Corporate Officer — Title(s):
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other:
 Signer Is Representing:
 Signer's Name:
 Corporate Officer — Title(s):
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other:
 Signer Is Representing:

EXHIBIT A

The South 30 Feet of Lot 4 and The North 20 Feet of Lot 5, Block 1, West Fifth Avenue Second Addition in the City of Gary.

Property of Lake County Recorder