

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 29 2021 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-540083
11/29/2021 10:28 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Prepared by: Caryn Beougher
Diaz Anselmo & Associates, LLC
1771 W. Diehl, Suite 120
Naperville, IL 60563

Return To:
C. R. Hall
2860 Exchange Blvd, # 100
Southlake TX 76092

QUITCLAIM DEED

THIS INDENTURE is made as of 11/02/21, between WATERMARK CAPITAL FUNDING PARTNERS, LLC ("Grantor") having an address of 800 THIRD AVENUE, SUITE 2800, NEW YORK NY 10022, and AMERICAN ESTATE AND TRUST FBO RYANT CARR ("Grantee") having an address of 14514 MAIN ST., UPPER MARLBORO MD 20772.

For and in consideration of the sum of \$ 18,000.00, cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor has bargained, sold, remised, released and quitclaimed and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee, its successors and assigns, all the right, title, interest, claim or demand which Grantor has or may have had in and to the following real property ("Property"):

SEE ATTACHED EXHIBIT A

Property Address: 5705 E DUNES HWY., GARY, IN 46403

Parcel ID No.: 45-09-06-451-004.000-004 PRIORITY DEED RECORDED 08/29/2019 AS DOC# 2019058735

TO HAVE AND TO HOLD the Property unto Grantee, its successors or assigns, so that neither Grantor nor its successors or assigns nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the Property or its appurtenances.



DAVIS *21059861*

IN Lake

MMS/QCD

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized officers, and its corporate seal to be affixed, the day and year above written.

WATERMARK CAPITAL FUNDING PARTNERS, LLC

By: Valeria Sotir
[Signature], Authorized Signator

State of New York County of Kings
Before me, a Notary Public in and for said County and State, personally appeared Valeria Sotir, being known or proved to me to be the person and whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Valeria Sotir in the foregoing subscribing witness' presence. Witness my hand and Notarial Seal this 16th day of November, 2021



[Signature]
Notary public, Angelica Gonzalez
My commission expires: 11-30-2024

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. C. R. Hall

Mail Tax Bill To: Grantee - AMERICAN ESTATE AND TRUST FBO RYANT CARR 14514 MAIN ST., UPPER MARLBORO MD 20772

21059861

IN Lake

MMS/QCD

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOTS 16 AND 17 AND THE NORTH ONE-HALF (1/2) OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE SOUTH, IN BLOCK A IN DUNES HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PROPERTY ADDRESS: 5705 E DUNES HWY., GARY, IN 46403

PARCEL NUMBER: 45-09-06-451-004.000-004

21059861

Lake County, IN

MMS/QCD