

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 05 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-501053  
01/07/2022 11:25 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 5

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Space above this line reserved for Recorder of Deeds

21-36483

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, is made and entered into this 16<sup>th</sup> day of December, 2021, by and between Yasir Kanan, Dipakkumar Patel and Hitesh Bhatt (collectively, "Grantor"), with an address of 9333 Melvina Avenue, Oak Lawn, Illinois 60543, and DG Partners LLC, a Missouri limited liability company ("Grantee"), with an address of 5530 Salt River Road, St. Peters, Missouri 63376.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described real estate, situated in the County of Lake and State of Indiana, to-wit:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT 147.5 FEET EAST OF THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE SOUTH 473.4 FEET; THENCE EAST 276 FEET; THENCE NORTH 473.4 FEET THENCE WEST 276 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA.

Property Address: 15177 101st Avenue, Dyer, Indiana 46311

Tax ID: 45-14-01-200-001.000-013

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to Grantee's successors and assigns forever. Grantor hereby covenanting that Grantor and Grantor's heirs, successors and assigns, shall and will warrant and defend the title to the premises unto Grantee, and to Grantee's successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2021 and thereafter, and the special taxes becoming a lien after the date of this General Warranty Deed.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this General Warranty Deed, unless required by law.

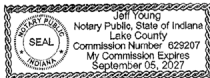
Christina Anderson  
Christina Anderson

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IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

[Signature]  
Yasir Kanan

STATE OF INDIANA )  
 )  
COUNTY OF LAKE ) SS



I, JEFF YOUNG, a Notary Public, do hereby certify that on the \_\_\_\_\_ day of December, 2021, personally appeared before me, Yasir Kanan, and that he signed the foregoing document in the capacity therein set forth, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, on the day and year first above written.

My Commission Expires: SEPT 05, 2027  
Notary Public [Signature]

Witness to the above signature:  
Witness Signature [Signature]  
Witness Printed Name JEFF YOUNG

STATE OF INDIANA )  
 )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public in and for said County and State, personally appeared the above named \_\_\_\_\_ to the foregoing instrument, who being duly sworn by me, did depose and say that he/she knows Yasir Kanan, to be the individual described herein and who executed the foregoing instrument; that said \_\_\_\_\_ was present and saw Yasir Kanan execute the same; and that \_\_\_\_\_ at the same time subscribed his/her name as a witness thereto.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

\_\_\_\_\_  
Notary Public

My commission expires:

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IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

Dipakkumar Patel

Dipakkumar Patel



STATE OF INDIANA )

SS

COUNTY OF Lake )

I, JEFF YOUNG a Notary Public, do hereby certify that on the 15 day of December, 2021, personally appeared before me, Dipakkumar Patel, and that he signed the foregoing document in the capacity therein set forth, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, on the day and year first above written.

My Commission Expires:

SEPT 05 2027

Jeff Young  
Notary Public

Witness to the above signature:

Witness Signature

JEFF YOUNG  
Witness Printed Name

STATE OF INDIANA )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public in and for said County and State, personally appeared the above named \_\_\_\_\_ to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows Dipakkumar Patel, to be the individual described herein and who executed the foregoing instrument; that said \_\_\_\_\_ was present and saw Dipakkumar Patel execute the same; and that \_\_\_\_\_ at the same time subscribed his/her name as a witness thereto.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Notary Public

My commission expires:



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This document was prepared by:  
Summers Compton Wells LLC  
Nicholas M. Burkemper, Esq.  
903 S. Lindbergh Blvd., Suite 200  
St. Louis, Missouri 63131

Upon recording this document  
should be returned to and  
subsequent tax statements to:  
DG Partners LLC  
5530 Salt River Road  
St. Peters, Missouri 63376

General Warranty Deed - Dyer\_ IN(2795447.1)

Property of Lake County Recorder