

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-08-28-157-002,000-004

2022-546916  
11/22/2022 03:21 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Tax Mailing Address:

63191 E. Birt Rd.  
Cross Bay. Off 97420

## COMPANY WARRANTY DEED

**THIS INDENTURE WITNESSETH** that **Ace Property Acquisitions LLC**, Grantor, of Sacramento County, in the State of California, Conveys and Warrants to

**PCP Properties, LLC,**

Grantee, of Franklin County, in the State of Illinois, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

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.

Commonly known as: 4005 Johnson Street  
Gary, IN 46408

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

**IN WITNESS WHEREOF**, Ace Property Acquisitions LLC has executed this Company

Warranty Deed on this 10<sup>th</sup> day of November, 2022.

Ace Property Acquisitions LLC

By: 

Printed Name: Elliott Okhavy

Title: Manager

(Company Warranty Deed – GITC File No. IN015750 – Page 1 of 2)

**Greater Indiana Title Company**

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State of Indiana )  
                          ) SS:  
County of Lake    )

Before me, the undersigned Notary Public in and for said County and State, personally appeared

\_\_\_\_\_ as \_\_\_\_\_  
of Ace Property Acquisitions LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary's Signature: \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

Notary's County of Residence: \_\_\_\_\_

Notary's Commission Expires: \_\_\_\_\_

**After recording return to and Mailing Address of Grantee:**

PCP Properties, LLC

63191 East Park Rd.

Coos Bay OR 97420

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN015750.

(Company Warranty Deed – GITC File No. IN015750 – Page 2 of 2)

\*Please see attached

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## ACKNOWLEDGMENT

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 11/10/2022 before me, Erika Natalie Sanchez  
(insert name and title of the officer)

personally appeared Elliott Elkhoury, Member of Ace Property Acquisitions LLC  
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  (Seal)

