

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-548806  
12/08/2022 01:06 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

(Above Space for Recorder's Use Only)

## SPECIAL WARRANTY DEED

On this 16<sup>th</sup> day of August, 2022, LIANGDIAN INVESTMENTS, LLC, an Illinois limited liability company ("Grantor"), whose address is 212 West Washington Street, Unit 1908, Chicago, IL 60606, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, grants, bargains and sells to PARK WEST VILLAGE APARTMENTS, LLC, an Indiana limited liability company, whose address is 930 Cypress Pointe Drive, Crown Point, IN 46307, all interest in the real estate situated in the County of Lake, State of Indiana, legally described as follows:

Lots 1, 2, 3, 4, 7, 8, 9, 10 and the East 5 feet of Lot 5, in Pine Ridge Addition, as per plat thereof, recorded May 26, 1969, in Plat Book 39, page 76, in the Office of the Recorder of Lake County, Indiana.

Parcel Numbers:

45-07-26-204-017.000-006, as to Lots 2, 3 and 4  
45-07-26-204-018.000-006, as to Lot 1  
45-07-26-204-019.000-006, as to East 5 feet of Lot 5  
45-07-26-205-003.000-006, as to Lot 7 and part of Lot 8  
45-07-26-205-004.000-006, as to part of Lot 8  
45-07-26-205-005.000-006, as to Lot 9 and part of Lot 8  
45-07-26-205-006.000-006, as to Lot 10

This is not homestead property.

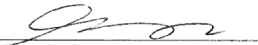
The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit A.

*(Signatures begin on next page)*

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:  
LIANGDIAN INVESTMENTS, LLC,  
an Illinois limited liability

By:   
Sandy Liu, Manager

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, Burt W. Engelberg, a Notary Public in and for said County in the State aforesaid, do hereby certify that Sandy Liu, the Manager of LIANGDIAN INVESTMENTS, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16 day of August, 2022.

  
Notary Public  
My Commission Expires: 08/26/2022




This document prepared by: Burt W. Engelberg, 20 North Clark Street, Suite 3000, Chicago, IL 60602

Return to: Adam Heiman, 801 Skokie Blvd., Suite 100, Northbrook, IL 60062

Send Tax Statements to: PARK WEST VILLAGE APARTMENTS, LLC, 930 Cypress Point Drive, Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
Sandy Liu

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS TO TITLE

1. Taxes for the years 2022 and thereafter, not yet due and payable.
2. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto now or previously leased, granted, excepted or reserved.
3. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.
4. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
5. Little Calumet River Basin assessments for the year 2023 (payable 2023) are a lien but not yet due and payable.

Property of Lake County Recorder