

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-510776  
04/14/2023 10:23 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that CAROLYN M. KROLEDGE, an adult resident of the State of Indiana (“Grantor”), GRANTS, CONVEYS, and SPECIALLY WARRANTS to WINDY CITY ACQUISITIONS, LLC, an Indiana limited liability company (“Grantee”), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that certain real estate generally located at 2862 King Street, Gary, Lake County, Indiana, which real estate is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, together with all tenancies and appurtenances belonging thereto (the “Real Estate”).

This conveyance is subject to: (A) the lien for non-delinquent real estate taxes and assessments, (B) those matters which are identified on Exhibit B attached hereto and made a part hereof.

Grantor, as her sole and limited warranty herein, specially warrants to Grantee, its successors and assigns, that she will forever defend title to the Real Estate (subject to all matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of April 6, 2023, but signed on **April 5, 2023**.

**GRANTOR:**

Carolyn M. Kroledge  
Carolyn M. Kroledge

STATE OF INDIANA )

COUNTY OF Lake ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Carolyn M. Kroledge, who, being first duly sworn upon her oath, stated that the facts set forth in the foregoing document are true and correct.

WITNESS my hand and Notarial Seal this 5 day of April, 2023.

My Commission Expires:

4-26-2030

[Signature]  
Signature of Notary Public

My County of Residence:

Lake

Lucero Stamiris  
Printed Name of Notary Public

My Commission No.:

NPO 940787



TAX STATEMENTS:

Windy City Acquisitions, LLC, 5400 W 29<sup>th</sup> Ave., Gary, IN 46406

AFFIRMATION:

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. /s/ Brantley H. Wright

PREPARED BY:

Brantley H. Wright, Bose McKinney & Evans LLP,  
111 Monument Circle, Suite 2700, Indianapolis, Indiana, 46204.

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## Exhibit A

### **Legal Description of the Real Estate**

The south 10 feet of Lot 17, and all of Lots 18, 19, 20, 21 and 22 in Block 5 of Nickle Plate City, as per plat thereof, recorded in Plat Book 2, page 44, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder

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## Exhibit B

### **Permitted Exceptions**

1. All real estate taxes and assessments for 2022 payable in 2023, now a lien, not yet due and payable.
2. Resolution No. 05-03 and Second Amended Resolution No. 2005-1 by Gary/Chicago Airport Authority regarding areas lying within an Airport Development Zone, recorded October 25, 2005 as Instrument Numbers 2005 093869 and 2005 093870, respectively.
3. Easement agreement with Ameritech Telephone Company d/b/a Ameritech Indiana for communication, video, other services, necessary appurtenances and incidental purposes, recorded October 25, 2000 as Instrument No. 2000 077969.

Property of Lake County Recorder