

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514696
05/16/2023 02:13 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

**THIS INSTRUMENT WAS
PREPARED BY:**

Law Offices of Cambi L. Cann, P.C.
4245 N. Knox Avenue
Chicago, Illinois 60641

Above Space for Recorder Use Only

SPECIAL WARRANTY DEED

THIS **SPECIAL WARRANTY DEED** is made as of this 11th day of May 2023 by **110 MARSHALL STREET LLC**, an Indiana limited liability company, having an address 6337 S. Kimbark Avenue, Chicago, Illinois 60637 ("**Grantor**") to **ACE PROPERTY ACQUISITIONS LLC**, a Wyoming limited liability company, having an address of 2377 Gold Meadow Way, Suite 225, Gold River, California 95670 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASES and CONVEYS** unto the Grantee, with special warranty covenants, its successors and assigns, **FOREVER**, all the land, situated in the City of Gary, County of Lake, State of Indiana, legally described on "**Exhibit A**" attached hereto (hereinafter referred to as the "**Premises**");

See Exhibit A, attached hereto.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a single-family residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 2022 2nd installment and subsequent years which are not yet due and payable.

Grantor, for itself, and its successors, does covenant, promise and agree, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whatsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

[Signature Page, Notary and Legal Description Follows]

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EXHIBIT A

LEGAL DESCRIPTION

LOT 7, BLOCK 26 IN THE RESUBDIVISION OF GARY LAND COMPANY'S 6TH DIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 21, LAKE COUNTY, INDIANA.

Commonly known as: 110 Marshall Street, Gary, Indiana 46404
PINS: 45-08-05-127-002.-004

Property of Lake County Recorder