

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-514758  
05/16/2023 02:52 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

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*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 2<sup>nd</sup> 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 whosoever 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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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Special Warranty Deed as of the first day and year first above written.

**GRANTOR:**

**110 MARSHALL STREET LLC,**  
an Indiana limited liability company



By: *Gurvaysc Wilkes*  
Gurvaysc Wilkes, Manager

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **GURVAYSE WILKES**, the Manager of **110 MARSHALL STREET LLC**, an Indiana limited liability company personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11<sup>th</sup> day of May, 2023.

NOTARY PUBLIC *[Signature]*  
My commission expires: \_\_\_\_\_

**AFTER RECORDING MAIL TO:**  
2377 Cold meadow way  
Suite A 225  
Cold River, CA 95070

**SEND SUBSEQUENT TAX BILLS TO:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property of 110 Marshall Street LLC, Cook County Recorder

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## EXHIBIT A

### LEGAL DESCRIPTION

WEST FORTY (40) FEET OF THE EAST EIGHTY (80) FEET OF LOTS NUMBERED THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), BLOCK THIRTY-FOUR (34) AS MARKED AND LAID DOWN ON THE RECORDED PLAT 20, PAGE 36 IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA.

Commonly known as: 307 West 23<sup>rd</sup> Avenue, Gary, Indiana 46404  
PINS: 45-08-16-276-003.000-004

Property of Lake County Recorder