

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-520342
06/28/2023 03:25 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Ace Property Acquisitions LLC, Elliott Elkhoury, as Member ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Wyoming, CONVEYS AND WARRANTS TO: Cozy Ventures, LLC, a Limited Liability Company organized and existing under the laws of the State of Indiana, for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 32, and the North 10 feet of Lot 31, Block 32, in Ironwood Unit "A" in the City of Gary, as per plat thereof recorded in Plat Book 21, page 4, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 2335 Ohio Street, Gary, IN 46407

Tax Key No(s): 45-08-15-277-007.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Wyoming; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 14th of June, 2023.

Ace Property Acquisitions LLC

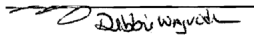
BY: 
Elliott Elkhoury, Member

SEE ATTACHED ACKNOWLEDGEMENT

MAIL TAX BILLS TO: Cozy Ventures, LLC
2114 W. 132nd Ave. Crown Point, IN 46307

GRANTEE(S) ADDRESS: 2114 W. 132nd Ave., Crown Point, IN 46307
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-23-67813-02

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


Debbie Wray

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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.

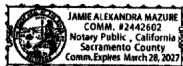
State of California
County of Sacramento)

On 6/14/2023 before me, Jamie Alexandra Mazure
(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 Jamie Mazure (Seal)