

2023-5 1963  
09/11/2023 01:21 PM  
TOTAL FEES: 25.00  
BY: LAK  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: **Elliott Elkhoury as Member of Ace Property Acquisitions LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Wyoming, CONVEYS AND WARRANTS TO: **Groot Holdings LLC**, a Limited Liability Company organized and existing under the laws of the State of Georgia 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:

The South 10 feet of Lot 12, and the North 25 feet of Lot 13, Block 21, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana.

Commonly known as 849 Rhode Island Court, Gary, Indiana 46402

Tax Key No(s): 45-08-03-456-012.000-004

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 7<sup>th</sup> day of **September**, 2023.

Ace Property Acquisitions LLC

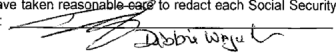
BY:   
Elliott Elkhoury, Member

\*SEE ATTACHED ACKNOWLEDGEMENT\*

MAIL TAX BILLS TO: Groot Holdings LLC

GRANTEE(S) ADDRESS: 1560 Aldworth Pl SE Atlanta GA 30339  
1560 Aldworth Pl SE Atlanta GA 30339

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main, Crown Point, IN 46307, 219-662-2977  
File No.: IN-23-67876-02

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: 

# NOT AN OFFICIAL DOCUMENT

## 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 9/6/2023 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)

