

NOT AN OFFICIAL DOCUMENT

2023-534305
10/17/2023 10:06 PM
TOTAL FEES: 25.00
BY: JAS
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

Oct 17 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Recordation Requested By/Return to:
TITLE & ABSTRACT AGENCY OF AMERICA, INC.
STEPHANIE GROSSO
4902 EISENHOWER BOULEVARD SUITE 295
TAMPA, FL 33634
File No. 23-315357

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE made this 12 day of October, 2023, WITNESSETH, that I/WE MOUNT NORTH CAPITAL 2, LLC A WYOMING LIMITED LIABILITY COMPANY (herein "Grantor"), whose mailing address is 3046 BRECKSVILLE ROAD, SUITE D, RICHFIELD, OH 44286, conveys and warrants to DIPAKKUMAR KANJIBHAI PATEL (herein "Grantee") mailing address is 215 BARBARA JEAN DR, SCHEREVILLE, IN 46375 for and in consideration of the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in LAKE County, State of Indiana:

The following described property, situated in Lake County, Indiana:

Lot 39 and the North 1/2 of Lot 38, in Block 2, South Broadway Addition to Gary, as per plat thereof recorded in Plat Book 7, Page 8, in the Office of the Recorder of Lake County, Indiana.

APN: 45-08-22-352-007.000-004

PROPERTY ADDRESS: 3537 MASSACHUSETTS STREET, GARY, IN 46409
This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anyway appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

Grantee's Tax Mailing Address is: DIPAKKUMAR KANJIBHAI PATEL, 215 BARBARA JEAN DR, SCHEREVILLE, IN 46375

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N WITNESS WHEREOF, The Grantor has caused this deed to be executed this 12 day of October 2023

MOUNT NORTH CAPITAL 2, LLC A WYOMING LIMITED LIABILITY COMPANY

By: [Signature]

Name: Brian Seidensticker

Title: Manager

State of Ohio)

County of Summit) SS.

Before me, a Notary Public in and for said County and State, personally appeared Brian Seidensticker, Manager on behalf of MOUNT NORTH CAPITAL 2, LLC A WYOMING LIMITED LIABILITY COMPANY, who acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this 12th day of October, 2023
(SEAL)

NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

Property Address: 3537 MASSACHUSETTS STREET, GARY, IN 46409

This Instrument Prepared By:
JOHN H PAPASTRAT, ESQ.
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

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. JOHN H PAPASTRAT, ESQ.



JERRY CYNYNATUS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 30, 2023
Recorded in
Cuyahoga County