

2/23/2023 12:50 PM  
1/10/2023 12:50 PM  
TOTAL FEE: 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

**Dec 06 2023 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail tax bills to: 2301 Virginia LLC, 3930 Ross Road, Gary, IN 46408  
**THIS CONVEYANCE IS FOR NO CONSIDERATION**

### QUITCLAIM DEED

*This Indenture Witnesseth*, that **Annoited Rental Properties, LLC** whose address is 3930 Ross Road, Gary, IN 46408 ("Grantor"), quitclaims to **2301 Virginia LLC**, an Indiana limited liability company ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

\*whose address is 2301 Virginia Street Gary, IN 46407  
MT

SEE ATTACHED EXHIBIT A.

Parcel Number: 45-08-15-179-001.000-004

Subject to all covenants, easements and restrictions of record.  
Subject to 2022 real estate taxes payable 2023, and all years thereafter

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary company action for the making of this conveyance and grant has been duly taken.

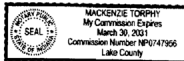
In Witness Whereof, Grantor has executed this deed this 1<sup>st</sup> day of December 2023.

ANNOITED RENTAL PROPERTIES, LLC

By: *Detrick L Curtis*  
Name: Detrick L Curtis  
Title: manager

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1<sup>st</sup> day of December, 2023, personally appeared Detrick L. Curtis as Manager of Annoited Rental Properties, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



My commission expires: 3/30/31  
Resident of Lake County

Signature *Mackenzie Torphy*  
Printed Mackenzie Torphy Notary Public

### AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Greg A. Bouwer*

This instrument prepared by and return after recording to:  
Greg A. Bouwer, Koransky, Bouwer & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

No Sales Disclosure Needed  
Dec 06 2023  
By: LLM  
Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

LOTS ONE (1) TO SIX (6), BOTH INCLUSIVE, BLOCK TWO (2), DIAMOND PARK SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 20, PAGE 50, IN LAKE COUNTY, INDIANA, TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS AND APPURTENANCES THEREON AND THERETO BELONGING.

COMMONLY KNOWN AS: 2301 VIRGINIA STREET, GARY, IN 46407

Property of Lake County Recorder