

NOT AN OFFICIAL DOCUMENT

2023 540019
12/06/23 02:59 PM
TOTAL FEES: \$5.00
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: 2563-75 W 11th 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 2563-75 W 11th 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 2563-75 W 11th Avenue, Gary, IN 46407
MT

SEE ATTACHED EXHIBIT A.

Parcel Number: 45-08-08-176-003 000-004

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 1st day of December 2023.

ANNOITED RENTAL PROPERTIES, LLC

By: [Signature]
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 1st 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, Kotransky, Bouwer & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

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EXHIBIT A

LOTS 10, 11, 12 AND 13, BLOCK 6 JEFFERSON LAND AND REALTY COMPANY, 5 SUBDIVISION NUMBER 1 IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 6, PAGE 48, AND RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER .

COMMONLY KNOWN AS: 2563-75 W. 11TH AVENUE, GARY, IN 46404

Property of Lake County Recorder