

NOT AN OFFICIAL DOCUMENT

2024-0328
02/01/2024 12:22 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

RECORDING REQUESTED BY:

c/o Crosbie Gliner Schiffman Southard &
Swanson LLP
Attn: Phil Jelsma, Esq.
12750 High Bluff Dr, Suite 250
San Diego, CA 92130

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:

Santokh S Labana
4051 Gulf Shore Blvd N.
Apt. 1000
Naples, FL 34103

APN: 45-12-24-201-001-000-046

(ABOVE SPACE FOR RECORDER'S USE)

01NW7305811

SPECIAL WARRANTY DEED

For and in consideration of Zero Dollars (\$0.00) and no other good and valuable consideration, **Clay, LLC**, an Indiana limited liability company ("Grantor"), hereby grants and conveys to **Labana Family Holdings, LLC**, a Florida limited liability company as to an undivided 30% tenant-in-common interest, **Chapatwala Holdings LLC**, a Michigan limited liability company as to an undivided 20% tenant-in-common interest, **Seema Investments LLC**, an Illinois limited liability company as to an undivided 25% tenant-in-common interest, and **Satbir Singh FLP** as to an undivided 25% tenant-in-common interest ("Grantee"), the real property located in the City of Merrillville, County of Lake, State of Indiana, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO the following:

1. Current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments
2. Rights of tenants under unrecorded leases, if any.
3. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for the road purposes.
4. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for or lying within Clay Street (Goodrich Road) along the East side of the land.

CHICAGO TITLE INSURANCE COMPANY

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5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. Terms and provisions of a Right of Way Contract dated March 9, 1949, and recorded April 26, 1949, in Miscellaneous Record 505, page 537, and re-recorded July 20, 1949, in Deed Record 841, page 606, made by John Kmetz and Helen Kmetz, husband and wife, to Michigan-Wisconsin Pipe Line Company.
7. Terms and provisions of a Right of Way Contract recorded November 13, 1973, as Document No., 228993 between Bear, Inc., an Indiana corporation, and Michigan Wisconsin Pipe Line Company.
8. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

[Signature page follows]

Property of Lake County Recorder

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Date: December 28, 2023

Clay, LLC
an Indiana limited liability company

By: Santokh Labana
Santokh Singh Labana, Authorized Signatory

STATE OF FLORIDA

COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of physical presence online
notarization, this 28 day of December, 2023, by SANTOKH S. LABANA (Name of
Person Acknowledging). **AS AUTHORIZED SIGNATORY**

(Seal)



[Signature]
Signature of Notary Public

Print, Type or Stamp Name of Notary
<u>YESICA VARANDO</u>
Personally Known: _____
OR Produced Identification: <input checked="" type="checkbox"/>
Type of Identification Produced: <u>DRIVERS LICENSE</u>

Public of Lake County Recorder

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Grantee's mailing address: c/o Santokh S Labana, 4051 Gulf Shore Blvd N., Apt. 1000, Naples, FL34103

The mailing address to which statements should be mailed under IC 6-1.1-22-8 is: Santokh S Labana, 4051 Gulf Shore Blvd N., Apt. 1000, Naples, FL34103

Return Deed to Grantee at the following address: Santokh S Labana, 4051 Gulf Shore Blvd N., Apt. 1000, Naples, FL34103

This instrument prepared by: Phil Jelsma, Esq. I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. [Phil Jelsma, Esq.]

This conveyance is for no economic consideration and Sales Disclosure form 46021 (R8/7-08) is not required.

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EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER LYING NORTH OF A LINE PARALLEL TO AND 871.2 FEET NORTH OF THE NORHT RIGHT OF WAY LINE OF NEW UNITED STATES HIGHWAY #30, EXCEPT THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ON THE EAST LINE THEREOF 250 FEET; THENCE WEST 522.72 FEET; TENCE NORTH 250 FEET TO THE NORHT LINE OF SAID QUARTER QUARTER; THENCE EAST 522.72 FEET ALONG THE NORTH LINE THEREOF TO THE PLACE OF BEGINNING, ALL IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

APN: 45-12-24-201-001.000-046

Address: 7900 Clay Street, Merrillville, IN 46410

Property of Lake County Recorder