

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2024-503321
02/01/2024 01:51 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Feb 01 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

(Parcel No. 45-08-34-327-021.000-004)

THIS INDENTURE WITNESSETH, that OSHUN LLC an Indiana limited liability company, ("Grantor"), of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to JLP Midwest Holdings LLC, a Florida limited liability company ("Grantee"), of Marion County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

BROADWAY GARDENS S. 53.4 FT. L.8 BL.3

The address of such real estate is more commonly known as 4990 Virginia Street, Gary, IN 46409.

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

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IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 31 day of ~~December, 2023~~ ^{January, 2024} ~~2023~~ ²⁰²⁴
W.H. ~~1-31-23~~ ¹⁻³¹⁻²⁴

Signature

Norma Bonilla Manager
OSHUN, LLC - Norma Bonilla, Manager

^{Ohio}
STATE OF INDIANA)
~~W.H. 1-31-24~~) SS: ACKNOWLEDGMENT
COUNTY OF ~~Franklin~~)
^{Franklin})
~~W.H. 1-31-24~~)

Before me, a Notary Public in and for said County and State, personally appeared Norma Bonilla, Manager of OSHUN, LLC, who acknowledged the execution of the foregoing General Warranty Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of ~~December, 2023~~ ^{January, 2024}
W.H. ~~1-31-23~~ ¹⁻³¹⁻²⁴



WALIDAH HUFFMAN
Notary Public
State of Ohio
My Comm. Expires
December 1, 2025

Walidah Huffman
Notary Public
Walidah Huffman Franklin
Printed Name County of Residence
RF-823363 12/03/2025
Commission No. My Commission Expires

At the specific direction of the parties and based on the information provided, this instrument was prepared by Jordan Michael Gleason, Attorney at Law, GILES LAW GROUP LLC, 6036 E. Washington St., Indianapolis, IN 46219.

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. /s/ Jordan Michael Gleason /s/

Grantee's Mailing Address: 7214 E Camino Del Monte, Scottsdale, AZ 85255
Tax Mailing Address: 7214 E Camino Del Monte, Scottsdale, AZ 85255
After Recording, Return to: jgleason@gileslawgroup.com