

# NOT AN OFFICIAL DOCUMENT

2024-03-07 11:23 PM  
LAKE COUNTY RECORDER  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
RECORDER  
GINA PIMENTEL

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2400840-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that MW Capital LLC (Grantor) CONVEY(S) AND WARRANT(S) to Innovation 2030, LLC (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

**For APN/Parcel ID(s):** 45-08-30-277-023.000-001

LOT 23, RESUBDIVISION OF LOTS 22 TO 25, BOTH INCLUSIVE, AND OF LOTS 27 TO 46, BOTH INCLUSIVE, LOHMAN OAKS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 3222 W 40th Pl, Gary, IN 46408


**Subject** to all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject** to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of March, 2024.

MW Capital LLC

BY:   
Hussain Tejani, Member of MW Capital LLC

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, a Notary Public in and for said County and State, personally appeared Hussain Tejani, as Member of MW Capital LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and Notarial Seal this \_\_\_\_ day of March, 2024

Signature: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Resident of: \_\_\_\_\_ County  
State of: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

ct

SEE  
ATTACHED

**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 2508 Crest Rd. Gary IN 46408

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: Dena Phillips Farling.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Los Angeles  
County of \_\_\_\_\_

On March 25, 2024 before me, Charles Fisher, Notary Public  
(insert name and title of the officer)

personally appeared Hussain Tejani  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charles Fisher (Seal)

Clear Form

Print Form



Los Angeles County Recorder