

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that D.A.D. Properties, LLC, an Indiana limited liability company ("Grantor"), by Dwayne Rancier, its Sole Member, CONVEYS AND WARRANTS to **DAD Properties Portfolio VII LLC, a Delaware limited liability company** ("Grantee"), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 2170 Whitcomb Street, Gary, IN 46404, 2304 St Joseph Drive, East Chicago, IN 46312, 2618 141st Street, East Chicago, IN 46312, 3470-72 Pennsylvania Avenue, East Chicago, IN 46312, 3804 Catalpa Street, East Chicago, IN 46312, 3906 Grace Street, East Chicago, IN 46312, 3913 Evergreen Street, East Chicago, IN 46312, 3919 Deodar Street, East Chicago, IN 46312, 3921 Catalpa Street, East Chicago, IN 46312, 3925 Hemlock Street, East Chicago, IN 46312, 3930 Fern Street, East Chicago, IN 46312, 4014 Catalpa Street, East Chicago, IN 46312, 4026 Deal Street, East Chicago, IN 46312, 4134 Dearborn Street, East Chicago, IN 46312, 4152 Dearborn Street, East Chicago, IN 46312, 4320 West 20th Avenue, Gary, IN 46404, 4333 West 19th Avenue, Gary, IN 46404, 4757 Drummond Street, East Chicago, IN 46312 and 758 Hamlin Street, Gary, IN 46406, and more particularly described as:

See attached Exhibit A

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are the Sole Member of Grantor and are thereby fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 28th day of

March, 2024.

D.A.D. Properties, LLC

BY: 
Dwayne Rancier
Sole Member

IN 2403978-LM
10b 2

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Dwayne Rancifer, as Sole Member of D.A.D. Properties, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of March, 2024.

Signature: [Signature], Notary Public

Printed: Lisa M Matson

My Commission Expires: 02/01/2032

My County of Residence is: Lake

File No. IN2403978



Prepared by and return deed to:
Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl.

Grantee mailing address and please send tax statements/notices to:

3930 Main St.
East Chicago IN 46312

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EXHIBIT A

Parcel 1:

Lot Numbered 12 in Block 4, as shown on the recorded plat of Tarrytown Second Subdivision, in the City of Gary, recorded in Plat Book 30, page 86, in the Office of the Recorder of Lake County, Indiana.

Common Address: 2170 Whitcomb Street, Gary, Indiana 46404

Parcel No. 45-08-18-132-021.000-004

Parcel 2:

Lot 5 EXCEPT the Easterly 12 feet by parallel lines, Block 2 in Prairie Park Unit 1 to the City of East Chicago, as per plat thereof, recorded in Plat Book 35, Page 7, in the Office of the Recorder of Lake County, Indiana.

Common Address: 2304 St Joseph Drive, East Chicago, Indiana 46312

Parcel No. 45-03-27-182-004.000-024

Parcel 3:

Lot Number 22 in Block 6 in Sunnyside Addition, in the City of East Chicago, as per plat thereof, recorded in Plat Book 15, Page 1, in the Office of the Recorder of Lake County, Indiana.

Common Address: 2618 141st Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-460-024.000-024

Parcel 4:

Lot 6, Block 44 in Indiana Harbor, to the City of East Chicago, as per plat thereof, recorded in Plat Book 5, Page 9, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3470-72 Pennsylvania Avenue, East Chicago, Indiana 46312

Parcel No. 45-03-22-128-002.000-024

Parcel 7:

Lot 33 in Block 11 in Second Addition to Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, Page 18, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3804 Catalpa Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-408-018.000-024

Parcel 8:

Lot 32, in Block 2, in Inland Subdivision to East Chicago, as per plat thereof, recorded March 9, 1925, in Plat Book 18, Page 1, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3906 Grace Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-477-020.000-024

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Parcel 9:

Lot 7, Block 1, Inland Subdivision, to the City of East Chicago, as per plat thereof, recorded March 9, 1925, in Plat Book 18, Page 1, in the Office of the Recorder of Lake County, Indiana. ALSO, the vacated East 4 feet of Evergreen adjoining said lot on the West.

Common Address: 3913 Evergreen Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-476-007.000-024

Parcel 10:

Lot Numbered 10 in Block 7 in Third Addition to Indiana Harbor as per plat thereof, recorded in Plat Book 5, Page 24, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3919 Deodar St, East Chicago, Indiana 46312

Parcel No. 45-03-22-377-010.000-024

Parcel 11:

Lot Numbered 11, in Block 2, in 3rd Addition to Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, Page 24A, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3921 Catalpa Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-453-010.000-024

Parcel 12:

Lot 13 Block 11 in 3rd Addition to Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, Page 24 in the Office of the Recorder of Lake County, Indiana.

Common Address: 3925 Hemlock Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-352-013.000-024

Parcel 13:

Lot 20, Block 1, Inland Subdivision to East Chicago, as per Plat thereof recorded in Plat Book 18, page 1, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3930 Fern Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-476-032.000-024

Parcel 14:

Lot 15, Block 5, Sunnyside Addition to East Chicago, as shown in Plat Book 15, Page 1, in the Office of the Recorder of Lake County, Indiana.

Common Address: 4014 Catalpa Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-459-015.000-024

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Parcel 15:

Lot 13, Block 3, in Sunnyside Addition, in the City of East Chicago, as per plat thereof, recorded in Plat Book 15, Page 1, in the Office of the Recorder of Lake County, Indiana.

Common Address: 4026 Deal Street, East Chicago, Indiana 46312

Parcel No. 45-03-22-457-013.000-024

Parcel 16:

Part of Lot 2 in Block 14 in Indiana Harbor Homes Company's Extension to Sunnyside Addition to East Chicago, as per plat thereof, recorded in Plat Book 29, Page 109, in the Office of the Recorder of Lake County, Indiana, being that part of said Lot 2 lying Northwesterly of the centerline of an existing party wall and its prolongation, said centerline of existing party wall and its prolongation being 36.27 feet Southeasterly of the Northerly corner of said lot, as measured along the Northeasterly line of said lot and 44.39 feet Southeasterly of the Westerly corner of said lot as measured along the Southwesterly line of said lot.

Common Address: 4134 Dearborn Street, East Chicago, Indiana 46312

Parcel No. 45-03-27-229-003.000-024

Parcel 17:

Part of Lot 6, in Block 14, in Indiana Harbor Homes Company's Extension of Sunnyside Addition to East Chicago, as per plat thereof recorded in Plat Book 29, page 109, in the Office of the Recorder of Lake County, Indiana, described as: Being that part of said lot 6 lying westerly of the center line of an existing party wall and its prolongation, said center line of existing party wall and its prolongation being 38.22 feet easterly of the northwest corner of said lot as measured along the northerly line of said lot and 46.47 feet easterly of the southwest corner of said lot as measured along the southerly line of said lot.

Common Address: 4152 Dearborn Street, East Chicago, Indiana 46312

Parcel No. 45-03-27-229-011.000-024

Parcel 18:

Lot Forty-one (41) in Block Four (4) as marked and laid down on the recorded Plat of Tarrytown First Subdivision, in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book 30, page 13, in the Office of the Recorder of Lake County, Indiana.

Common Address: 4320 West 20th Avenue, Gary, Indiana 46404

Parcel No. 45-08-07-353-024.000-004

Parcel 19:

Lot Numbered Eight (8), in Block Number Three (3), as marked and laid down on the recorded Plat of Tarrytown First Subdivision, in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book 30, page 13, in the Office of the Recorder of Lake County, Indiana.

Common Address: 4333 West 19th Avenue, Gary, Indiana 46404

Parcel No. 45-08-07-352-008.000-004

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Parcel 20:

Lot Numbered 10 and the South Half of Lot Numbered 9 in Block 13 in Calumet Addition to East Chicago, as per plat thereof, recorded in Plat Book 8, Page 32, in the Office of the Recorder of Lake County, Indiana.

Common Address: 4757 Drummond Street, East Chicago, Indiana 46312

Parcel No. 45-03-28-477-007.000-024

Parcel 21:

Lot 16, the South 17 Feet of Lot 15 and the North 8 feet of Lot 17, Block 4, East Hyde Park as found in Plat Book 2, page 28, Lake County, Indiana.

Common Address: 758 Hamlin Street, Gary, Indiana 46406

Parcel No. 45-07-01-351-016.000-004

Property of Lake County Recorder