

# NOT AN OFFICIAL DOCUMENT

2024-13537  
04/30/2024 03:18 PM  
TOTAL FEES: 25.00

STATE OF INDIANA  
LAKE COUNTY  
FILES FOR RECORD  
GINA PIMENTEL  
RECORDER

BY: JAS  
PG #: 4  
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**Apr 30 2024 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

SEND TAX STATEMENTS AND WHEN RECORDED RETURN TO:

Grantee's Address:

Teresa A. Strausz  
207 E. 74<sup>th</sup> Street  
New York, New York 10021

APN: 45-07-11-301-046.000-004;  
45-07-11-301-031.000-004; &  
45-07-11-301-039.000-004

NCS-1209302MPLS(C)K9

## SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, **EvCap Investment, LLC**, a California limited liability company the GRANTOR herein, does hereby convey and specially warrant to **Teresa A. Strausz**, an individual, the GRANTEE herein, all of Grantor's right, title and interest in and to the following described real property, together with all of GRANTOR's interest in the improvements thereon, situated in Lake County, Indiana:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Existing taxes and assessments not yet delinquent, matters which would be shown by an ALTA survey, and all matters of records, and Grantor warrants and shall defend title against all acts of Grantor and all persons claiming by, through, or under Grantor and no other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 27<sup>th</sup> day of March, 2024.

EvCap Investment, LLC,  
a California limited liability company

By: JAS  
Name: John Andreini  
Title: Manager

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## 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

County of San Francisco

On March 25, 2024, before me, Alena Dzirouskaya

Notary Public, personally appeared John Andreini, 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 Alena Dzirouskaya



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Exhibit A  
To Special Warranty Deed

Legal Description

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

PARCEL 1:

LOT 1, BLOCK 1, CALDWELL'S 11TH ADDITION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 9, PAGE 21, LAKE COUNTY, INDIANA. TOGETHER WITH THE EAST HALF OF BRYAN STREET ADJACENT TO LOT 1 ON THE WEST AND THE NORTH HALF OF THE VACATED ALLEY ADJACENT TO LOT 1 ON THE SOUTH AS EVIDENCED IN CONFIRMATION RESOLUTION NO. 50012B RECORDED FEBRUARY 17, 1981 AS DOCUMENT NO. 617805 AND IN CONFIRMATORY RESOLUTION NO. 50023B RECORDED MARCH 18, 1982 AS DOCUMENT NO. 662563.

PARCEL 2:

LOT 41, BLOCK 2 IN CALDWELL'S 11TH ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THE EAST HALF OF THE VACATED ADJOINING LEE STREET AND THE WEST HALF OF THE VACATED ADJACENT ALLEY.

PARCEL 3:

LOTS 9 TO 18, BOTH INCLUSIVE, IN BLOCK 2 IN CALDWELL'S 11TH ADD. TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY 15 SOUTH, LYING SOUTH AND ADJOINING LOTS 9 AND 10; THE SOUTH 1/2 OF VACATED ALLEY 15 SOUTH, LYING NORTH AND ADJOINING LOT 11; THE EAST 1/2 OF VACATED ALLEY 77 WEST, LYING WEST AND ADJOINING LOTS 11 TO 16, BOTH INCLUSIVE, AND THE WEST 1/2 OF VACATED BRYAN STREET LYING EAST AND ADJOINING LOTS 10 TO 16, BOTH INCLUSIVE.

EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF INDIANA RECORDED JANUARY 8, 1962 AS DOCUMENT 377974, AS FOLLOWS:

THE FOLLOWING DESCRIPTION INCLUDES PART OF LOTS 11 TO 16 INCL. IN THE ADD. MENTIONED BELOW AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT #11 IN BLOCK 2 IN CALDWELL'S 11TH ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA SECTION ELEVEN, TOWNSHIP THIRTY-SIX NORTH, RANGE NINE WEST, CALUMET

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TOWNSHIP, LAKE COUNTY, INDIANA; THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH EIGHTY-NINE DEGREES, FIFTY MINUTES EAST, SIXTY-FOUR AND SIX TENTHS FEET ALONG THE NORTH LINE OF LOT 11 TO A POINT; THENCE SOUTH TWENTY-SEVEN DEGREES, NINETEEN MINUTES WEST, ONE HUNDRED FORTY-ONE AND SIX TENTHS FEET TO THE WEST LINE OF LOT 16; THENCE NORTH ZERO DEGREES, TEN MINUTES EAST, ONE HUNDRED TWENTY-SIX AND ONE TENTH FEET ALONG THE WEST LINE OF LOTS 16, 15, 14, 13, 12 AND 11 TO THE POINT OF BEGINNING AND CONTAINING FOUR THOUSAND SEVENTY-THREE (4,073) SQUARE FEET, MORE OR LESS.

Property of Lake County Recorder