

NOT AN OFFICIAL DOCUMENT



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 21 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 15th day of May, 2024, between HAWKINS REALTY GROUP, L.L.C., an Illinois limited liability company ("Grantor"), whose address is 12611 South State Street, Chicago 60628, and SYNERGETIC HEROES, L.L.C., an Indiana limited liability company ("Grantee"), whose address is 345 Rutledge Street, Gary, Indiana 46404, WITNESSETH THAT Grantor does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land together with all improvements thereon, situate, lying and being the real estate commonly known as 1048 East 49th Avenue, Gary, Indiana 46409, located in Lake County Indiana, hereinafter designated the "Premises," more particularly described in the Legal Description herein.

LEGAL DESCRIPTION

LOT 109 EXCEPT THE EAST 47.7 FEET THEREOF, AND THE EAST 45 FEET OF LOT 110 IN FAIRVIEW, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24 PAGE 67, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities.

TAX KEY NO. 45-08-34-258-053.000-004

RECITALS

WHEREAS, Grantor is the current title holder of "Premises";

WHEREAS, an unauthorized Quitclaim Deed Real Estate transaction was performed by the Grantor, which has resulted in clouding the title to the Premises; and

WHEREAS, to rectify the cloud on the title and return the Premises to the rightful owner, Synergetic Heroes LLC ("Grantee"), Grantor agrees to execute this Quitclaim Deed.

No monetary consideration has been exchanged in connection with this transfer, and the transfer is consequently exempt from the filing of a Sales Disclosure Form under Ind. Code § 6-1.1-5.5.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer or authorized representative of Grantor and has been fully empowered by the operating agreement of Grantor to execute and deliver this Quitclaim Deed; that Grantor has full corporate capacity to convey the Premises; and that all necessary corporate action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE FOLLOWS]

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CS
RM

GINA PIMENTEL
RECORDER

2024-016487

STATE OF INDIANA
LAKE COUNTY

11:08 AM 2024 Jun 21

RECORDED AS PRESENTED

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 15th day of May, 2024.

HAWKINS REALTY GROUP L.L.C.

By: Anthony Hawkins
[NAME] Anthony Hawkins
Owner
[TITLE]

STATE OF Illinois,
COUNTY OF COOK SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony Hawkins, the owner of Hawkins Realty Group L.L.C., who having been duly sworn upon his/her oath acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this 5th day of May, 2024.

My Commission Expires:

02/21/2028

Kristy Plecki
Notary Public Residing in IL County, COOK

Kristy Plecki
(Printed Name)

Send tax statements
and return Deed to:

Synergetic Heroes, L.L.C.
345 Rutledge Street
Gary, Indiana 46404



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.

This instrument prepared by Hawkins Realty Group L.L.C.
12611 South State Street, Chicago Illinois 60628