

**NOT AN OFFICIAL DOCUMENT**

2024-125195  
08/11/2024 01:41 PM  
TOTAL FEES: \$7.00  
BY: MA  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**Aug 01 2024 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-08-12-228-006.000-004

Tax Mailing Address:

8921 Elm Ave  
Burr Ridge, IL  
60527

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that VRI Gary III LLC, Grantor, of Cook County, in the State of Illinois, **conveys and specially warrants** to

**T J Szuba Inc.,**

Grantee, of Cook County, in the State of Illinois, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 43 in Block 7 in Actna Manor Second Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 28, page 39, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1023 Benton Street  
Gary, IN 46403

Grantor, by execution and delivery of this Special Warranty Deed, warrants the title to said real estate as to claims arising by, through, or under Grantor only and none other.

**SUBJECT TO** real estate taxes for the year 2023, payable in 2024, and thereafter; easements of record and restrictive covenants of record.

(Special Warranty Deed – GITC File No. IN018133 – Page 1 of 3)

**Greater Indiana Title Company**

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IN WITNESS WHEREOF, VRI Gary III LLC has executed this Special Warranty Deed on this

25<sup>th</sup> day of July, 2024.

VRI Gary III LLC

By: *John Janczur*  
John Janczur, Its duly authorized agent

State of \_\_\_\_\_ )  
County of DuPage ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared John Janczur, as duly authorized agent of VRI Gary III LLC, and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said company as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 25<sup>th</sup> day of July, 2024.



Notary's Signature: *Melinda Marie Janczur*

Notary's Printed Name: Melinda Marie Janczur

Notary's County of Residence: DuPage

Notary's Commission Expires: \_\_\_\_\_

Notary's Commission Number: \_\_\_\_\_

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After recording return to and Mailing Address of Grantee:

T J Szuba Inc.

8921 Elm Ave  
Burr Ridge IL 60527

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN018133.

(Special Warranty Deed – GITC File No. IN018133 – Page 3 of 3)