

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**WARRANTY DEED**

*This Indenture Witnesseth*, that EUNGIN O. KIM ("Grantor"), conveys and warrants to **NR ASSOCIATES, INC.** ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

Units 80 and 84 in Building D in Cedar Point Condominium, a Horizontal Property Regime; as per declaration recorded as Document No. 662370, in the Office of the Recorder of Lake County, Indiana. Together with an undivided percentage interest in the common areas, appurtenant to said unit.

Parcel Numbers: 45-11-24-401-080.000-036 and 45-11-24-401-084.000-036

(hereinafter the "Property"),

subject to the Permitted Exceptions, which are the following: (i) zoning ordinances affecting the Property, (ii) utility easements and other easements of record, (iii) taxes not yet due and payable, (iv) road rights-of-way, (v) all covenants, conditions, restrictions contained in the Declaration of Horizontal Property Regime and of Easements, Restrictions and Covenants and Bylaws recorded as instrument number 662370 on March 10, 1982 in the Office of the Lake County Recorder, together with any amendments to said Declaration and (vi) all claims of Cedar Point Condominium Association Inc. (the "Association").

The Undersigned affirms, under the penalties for perjury, that Young M. Kim and Eungin O. Kim, were husband and wife when they acquired title to the described real estate by a Deed dated December 16, 2004 and recorded as Instrument No. 2004-110946 in the Office of the Recorder of Lake County, Indiana. Their marriage relationship remained unbroken until the death of Young M. Kim on October 25, 2023, at which time Eungin O. Kim acquired title as surviving tenant by the entireties.

This deed is executed pursuant to a Power of Attorney from Eungin O. Kim to Sunah Kim Dorantes, dated September 23, 2021 and recorded March 27, 2024, as Document Number 2024-509508 in the Office of the Recorder of Lake County, Indiana.

*Eungin O. Kim by Sunah Kim Dorantes  
Attorney-in-Fact*

**EUNGIN O. KIM, by SUNAH KIM  
DORANTES, THE ATTORNEY-IN-FACT**

# NOT AN OFFICIAL DOCUMENT

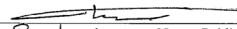
STATE OF IN SS:  
COUNTY OF Hamilton

Before me, a Notary Public in and for the said County and State, personally appeared Sunah Kim Dorantes as attorney-in-fact for **Eungin O. Kim**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 2 day of August, 2024.

My Commission Expires: 08/07/2032

My County of Residence: Hamilton

  
Sevan Boughossian, Notary Public

## ACKNOWLEDGEMENT

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. /s/ Greg A. Bower

### After Recording Mail Deed and Tax Bills to:

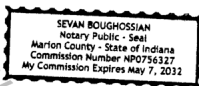
Grantee's Address:

NR Associates, Inc.

c/o George Novogroder

875 N. Michigan Avenue, Suite 3612

Chicago, Illinois 60611



THIS DOCUMENT PREPARED BY:  
GREG A. BOWER, ATTORNEY ID. NUMBER 16368-53  
KORANSKY, BOWER & PORACKY, P.C.  
425 JOLLET STREET, SUITE 425, DYER, IN 46311