

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 45 and 46 in Building B 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 units.

Parcel Numbers: 45-11-24-401-045.000-036 and 45-11-24-401-046.000-036

(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

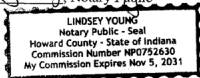
STATE OF Indiana SS:
COUNTY OF Hamilton

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 18 day of September, 2024.

My Commission Expires: 11-5-2031
My County of Residence: Howard

Lindsey Young
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. Bouwer

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. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C.
425 JOLIET STREET, SUITE 425, DYER, IN 46311