

2/24/2024 11:31 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

*This Indenture Witnesseth*, that NWI RE5 LLC, an Indiana limited liability company ("Grantor"), by Laveer Capital Management, LLC, its Manager by Dudley K. Beyler, its Sole Member, CONVEY(S) AND WARRANT(S) to Khushi Realty LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 4413 W 15th Ave., Gary, IN 46404, and more particularly described as:

**Lots Four (4) and Five (5), Block Two (2), in Gary Heights Second Subdivision to the City of Gary, as shown in Plat Book 20, page 26, in Lake County, Indiana.**

Parcel No. 45-08-07-302-003.000-004

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly appointed Member(s), Manager(s), or representative(s) of Grantor and have been fully empowered, by proper resolution, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 22nd day of October, 2024.

NWI RES, LLC  
By: Laveer Capital Management, LLC, Manager

BY: [Signature]  
Dudley K. Beyler/Sole Member

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Dudley K. Beyler as Sole Member of Laveer Capital Management, LLC, Manager of NWI RES LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal, this 22nd day of October, 2024.

Signature \_\_\_\_\_, Notary Public

Printed: Lisa M Matson

My Commission Expires:

02/01/2032

My County of Residence is:

Lake



File No. IN2416881

Prepared by and return deed to:

Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl, Esq.

Grantee mailing address and please send tax statements/notices to:

215 Barbara Jean Dr., Schererville IN 46375