

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Grantee's Address:  
V1 Crown Point, LLC  
9500 Bryn Mawr Ave., Ste 340  
Rosemont, IL 60018

**TRUSTEE'S DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Paul Bloede, as Trustee of the Native American International Investment Group Trust #1, a Trust formed under a Declaration of Trust dated April 23, 2018 ("Grantor")** in exercising the powers pursuant to said agreement, hereby transfers, conveys and warrants to **V1 Crown Point, LLC, a Delaware limited liability company ("Grantee")** for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following-described real estate in Lake County, in the State of Indiana, to-wit:

Part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 34 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at a point 732 feet West of the Northeast corner of the above-said Section 3 and running thence South 170 feet; thence West 108 feet; thence North 170 feet; thence East 108 feet, to the place of beginning.

Part of Parcel No: 45-16-03-200-004.000-042

Location of above-described real estate: 1305 E. 101<sup>st</sup> Ave., Crown Point, IN

Subject only to the matters set forth on Exhibit A attached hereto.

# NOT AN OFFICIAL DOCUMENT

The Trustee does state, affirm and warrant that he has the power to sell and convey real estate under the terms and provisions of that certain Trust Agreement designated as the **Native American International Investment Group Trust #1, a Trust formed under a Declaration of Trust dated April 23, 2018**. The Trustee warrants as to his own acts only and makes this conveyance in his fiduciary capacity as Trustee.

IN WITNESS WHEREOF, the said **Paul Bloede, as Trustee of the Native American International Investment Group Trust #1, a Trust formed under a Declaration of Trust dated April 23, 2018**, has signed this Trustee's Deed this 15 day of October, 2024.

Paul Bloede / Trustee  
Paul Bloede, as Trustee of the Native American International Investment Group Trust #1, a Trust formed under a Declaration of Trust dated April 23, 2018

STATE OF INDIANA                                    )  
  ) SS:  
COUNTY OF Lake                                    )

Before me, a Notary Public, this \_\_\_ day of October, 2024, appeared **Paul Bloede, as Trustee of the Native American International Investment Group Trust #1, a Trust formed under a Declaration of Trust dated April 23, 2018**, who acknowledged the execution of the above and foregoing Trustee's Deed to be the free and authorized act of said Trustee.



Jacalyn L Smith  
Notary Public  
JACALYN L SMITH  
Resident Lake County  
Commission Exp: 1-10-32  
677813      (JS)

# NOT AN OFFICIAL DOCUMENT

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. Julie A. Paulson

This Instrument Prepared By:  
Julie A. Paulson (#28720-49)  
HARRIS WELSH & LUKMANN  
107 Broadway  
Chesterton, Indiana 46304  
Telephone: (219) 926-2114  
[jpaulson@hwllaw.com](mailto:jpaulson@hwllaw.com)

Future Tax Statements to go to:  
V1 Crown Point, LLC  
9500 Bryn Mawr Ave., Ste 340  
Rosemont, IL 60018  
Attn: Keith Goode

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2024, TAX NO. 45-16-03-200-004.000-042.  
NOTE: THE 2024 TAXES, PAYABLE IN 2025, ARE NOT YET DUE.  
NOTE: SPECIAL ASSESSMENT FOR THE LITTLE CALUMET RIVER BASIN FEE, NONE DUE OR PAYABLE.
2. 8 FOOT EASEMENT OVER THE WEST 8 FEET OF THE LAND RESERVED AS AN EASEMENT FOR PRIVATE DRIVE AS CONTAINED IN THE GUARDIAN'S DEED RECORDED MAY 23, 2003 AS DOCUMENT NO. 2003-052270.
3. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR 101ST AVENUE.
4. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.