

MAIL TAX BILLS TO:

Phyllis Sharrar Cochran as Trustee  
of the Phillip E. Sharrar Revocable  
Trust Dated June 1, 1996  
2316 Ripley Street  
Lake Station, IN 46405

STATE OF INDIANA  
LAKE COUNTY  
FILED NO. 20000870021

2000 SEP 26 AM 10:23

MORRIS W. CARTER  
RECORDER

EXEMPT TRANSACTION-NO CONSIDERATION

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that

Key Station, LLC, an Indiana limited liability company, Grantor, of  
Lake County, in the State of Indiana,

QUITCLAIMS to

Phyllis Sharrar Cochran as Trustee of the Phillip E. Sharrar  
Revocable Trust Dated June 1, 1996, 2316 Ripley Street, Lake  
Station, Indiana 46405, Grantee, of Lake County, in the State of  
Indiana,

in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency  
of which are hereby acknowledged, the following described real estate in Lake County, in the State  
of Indiana:

That part of the Southeast Quarter of the Northeast Quarter of Section  
Seventeen (17), Township Thirty-Six (36) North, Range Seven (7)  
West of the Second Principal Meridian, in the City of Lake Station,  
Lake County, Indiana, more particularly described as follows:

Commencing at the intersection of the East right-of-line of Pike  
Street and the North right-of-way line of Central Avenue (50 feet  
wide); thence North 16 degrees 16 minutes 50 seconds West along  
the East right-of-way line of Pike Street, a distance of 240 feet to the  
point of beginning of this described parcel; thence North 16 degrees  
16 minutes 50 seconds West along the East right-of-way line of Pike  
Street, a distance of 73.49 feet to the South right-of-way line of the  
Michigan Central Railroad (now Consolidated Rail Corporation);  
thence Northeasterly along said South right-of-way line, a distance of  
1,090.05 feet more or less to the East line of said Section 17; thence  
South along the East line of said Section 17, a distance of 51.93 feet  
to a point which is the Northeast corner of a tract conveyed to Artistic  
Cleaners, Inc. by The Michigan Central Railroad Company and The  
New York Central Railroad Company by Quit-Claim Deed dated  
April 13, 1959, and recorded in the Office of the Recorder of Lake  
County, Indiana, on May 28, 1959, in Book 1117, Page 25; thence  
Southwesterly and parallel to the North line of Central Avenue, a  
distance of 270.43 feet to the Northwest corner of said tract conveyed  
to Artistic Cleaners, Inc.; thence Southeasterly at right angles a  
distance of 10 feet to a point; thence Southwesterly at right angles  
and parallel to the North line of Central Avenue, a distance of 802.46  
feet more or less to a point on the East right-of-way line of Pike  
Street 240 feet Northerly of the North line of Central Avenue (50 feet  
wide) measured along the East right-of-way line of Pike Street, which  
point is the point of beginning,

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

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16.00  
Ac

56045

EXCEPTING FROM THE ABOVE-DESCRIBED TRACT, the WESTERLY 842.42 feet thereof measured by a line parallel to and 842.42 feet East of the East line of Pike Street.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are the duly appointed Managers of Grantor and have been fully empowered by proper resolution of the Members of Grantor to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein and that all necessary company requirements for the making of such conveyance have been satisfied.

Dated this 12<sup>th</sup> day of September, 2000.

KEY STATION, LLC

BY: Ronald R. Bissonnette  
RONALD R. BISSONNETTE, Manager

BY: Gerald D. Bardeson  
GERALD D. BARDESON, Manager

Document is  
NOT LEGAL  
This Document is the property of  
the Lake County Recorder!

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of September, 2000, personally appeared Ronald R. Bissonnette and Gerald D. Bardeson, Managers of Key Station, LLC, who, for and on behalf of said company acknowledged the execution of the above and foregoing deed.

WITNESS my hand and Notarial Seal.



Margaret Perz  
MARGARET PERZ, Notary Public

MY COMMISSION EXPIRES:

September 12, 2007

Resident of Lake County, Indiana.

This Instrument prepared by Edward L. Burke, Attorney at Law, 8585 Broadway, Suite 600, Merrillville, Indiana

