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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 030276

2014 MAY 27 PM 2: 04

MICHAEL B. BROWN
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **Spring Run, LLC, an Indiana Limited Liability Company** ("Grantor"), CONVEYS AND QUITCLAIMS to **Spring Run Properties, LLC** ("Grantee") in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lowell, Lake County, Indiana, to-wit:

See attached *Exhibit A*.

Further, by this conveyance, Grantor assigns to Grantee the Declarant rights pursuant to the recorded covenants for the property being transferred by this deed conveyance.

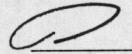
*****Transfer for no consideration-distribution to member entity*****

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the Undersigned is a duly authorized managing member of the Grantor and has been fully empowered by proper Resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 20th day of May, 2014.

Spring Run, LLC, an Indiana Limited Liability Company

By: *Phillippe Builders, Inc., Managing Member*

By: 
D. Robert Phillippe, President

TIMOTHY R. KUIPER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXPIRES MAY 21, 2019

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared D. Robert Phillippe, President of Phillippe Builders, Inc., managing member of Spring Run, LLC, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

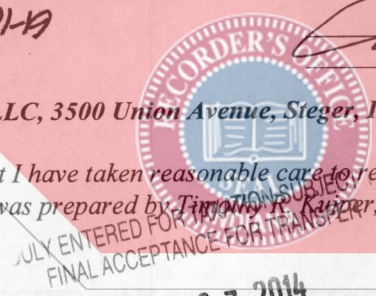
Witness my hand and Notarial Seal this 20th day of May, 2014.

My Commission Expires: ~~2015-21-19~~
Resident of Lake County, Indiana


Notary Public

Mail tax bills to: **Spring Run Properties LLC, 3500 Union Avenue, Steger, Illinois 60475**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by *Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.*



MAY 27 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

↑
013015
CHK# 23173
\$18
Q

Exhibit A

Lots 1, 3, 4, 7, 8, 10, 11, 12, 23, 24, 25, 26, 27, 29, 46, 47, 50, 55, 56, 57, 58, 59, 68, 70, 79, 80, 147, & 151 in Spring Run Phase 1, a Planned Unit Development, in the Town of Lowell, as per plat thereof, recorded in Plat Book 96 page 26, in the Office of the Recorder of Lake County, Indiana.

Parcel Numbers:

45-20-19-353-001.000-008; 45-20-19-353-003.000-008; 45-20-19-353-004.000-008; 45-20-19-353-007.000-008;
45-20-19-353-008.000-008; 45-20-19-353-010.000-008; 45-20-19-353-011.000-008; 45-20-19-353-012.000-008;
45-20-19-352-015.000-008; 45-20-19-352-014.000-008; 45-20-19-352-013.000-008; 45-20-19-352-012.000-008;
45-20-19-352-011.000-008; 45-20-19-352-009.000-008; 45-20-19-351-003.000-008; 45-20-19-351-002.000-008;
45-20-19-351-006.000-008; 45-20-19-351-011.000-008; 45-20-19-351-012.000-008; 45-20-19-351-013.000-008;
45-20-19-351-015.000-008; 45-20-19-351-014.000-008; 45-20-19-305-003.000-008; 45-20-19-305-001.000-008;
45-20-19-304-001.000-008; 45-20-19-303-005.000-008; 45-20-19-306-005.000-008; & 45-20-19-306-001.000-008.

And

That part of the fractional Southwest Quarter of Section 19, Township 33 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, described as follows:

Commencing at the Southwest Corner of said fractional Southwest Quarter; thence North 01°27'00" West 585.11 feet along the West line of the fractional Southwest Quarter, said West line being the centerline of Holtz Road; thence North 88°33'00" East 190.00 feet along the South line of Spring Run Subdivision Phase 1 as recorded in Plat Book 96, Page 26; thence South 70°38'32" East 278.14 feet; thence South 89°40'34" East 445.21 feet to the Southeast Corner of Lot 12 in said Spring Run Subdivision Phase 1, said Southeast corner of Lot 12 being the Point of Beginning; thence North 01°27'00" West 187.74 feet; thence South 88°33'00" West 6.66 feet; thence North 01°27'00" West 120.00 feet; thence South 88°59'52" West 210.01 feet; thence North 01°27'00" West 129.72 feet; thence South 72°35'54" East 5.27 feet to a point of curvature; thence Easterly along last said curve, said curve being convex to the South and having a radius of 180.00 feet and a chord bearing of South 82°01'27" East, an arc distance of 59.22 feet; thence North 88°33'00" East 211.85 feet; thence North 01°27'00" West 255.00 feet; thence North 88°33'00" East 120.00 feet; thence North 01°27'00" West 630.00 feet; thence South 88°33'00" West 35.00 feet; thence North 01°27'00" West 385.00 feet; thence South 88°33'00" West 213.58 feet to the Northwest corner of Lot 83 of said Spring Run Subdivision Phase 1; thence North 39°05'16" East 365.19 feet; thence North 89°33'00" West 312.60 feet to the centerline of Holtz Road; thence North 39°05'16" East 5.85 feet along last said centerline; thence South 89°42'08" East parallel with the North line of said fractional Southwest Quarter of Section 19, 310.00 feet; thence North 01°35'43" East 180.78 feet; thence North 40°11'46" East 23.28 feet to a point on the North line of said fractional Southwest Quarter of Section 19; thence South 89°42'08" East along last said North line 243.58 feet to the Northwest corner of Outlot C of said Spring Run Subdivision Phase 1; thence South 00°17'52" West 120.00 feet; thence South 89°42'08" East 76.17 feet; thence South 00°17'52" West 60.00 feet; thence South 01°27'00" East 407.43 feet; thence South 66°09'36" East 176.55 feet to a point on curve; thence Southeasterly along said curve, said curve being convex to the Northeast and having a radius of 60.00 feet and a chord bearing of South 40°07'20" East, an arc distance of 149.07 feet; thence South 69°38'55" East 74.74 feet; thence South 01°27'00" East 379.72 feet; thence South 89°40'34" East 55.43 feet; thence South 00°19'26" West 180.00 feet to a point on the North line of Lowell Professional Center Phase 1 recorded in Plat Book 85, Page 15 and vacated in Plat Book 105, Page 99; thence North 89°40'34" West 350.00 feet to the West line of last said Lowell Professional Center Phase 1; thence South 01°27'00" East along last said West line 819.76 feet; thence North 89°40'34" West along the North line of the South 500 feet of said fractional Southwest Quarter of Section 19, 478.57 feet to the Point of Beginning, all in Lake County, Indiana.

Parcel Number: Part of 45-20-19-326-001.000-008