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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 049186

2014 AUG 15 AM 10:38

MICHAEL B. BROWN  
RECORDER

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**PARTIAL RELEASE DEED**

140064CM

**FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

**KNOW ALL MEN BY THESE PRESENTS, THAT MB Financial Bank, N.A.**, a national banking association - successor in interest to New Century Bank, whose mailing address is 6111 North River Road, Rosemont, IL 60018, for and in consideration of one dollar, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto GCC Merrillville Venture, LLC, all the right, title, interest, claim or demand whatsoever that it may have acquired in, through, or by that certain Construction Mortgage Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated as of July 16, 2007 and recorded on July 24, 2007 in the Office of the Lake County Recorder of Deeds in the State of Indiana (the "Recorder's Office") as Document Number 2007 060213 as modified or amended to date, and that certain Assignment of Rents and Leases dated as of July 16, 2007 and recorded July 24, 2007 in the Recorder's Office as Document Number 2007 060214 as modified or amended to date located on that certain real property located in the Town of Merrillville, County of Lake, State of Indiana, against the following premises as legally described below:

SEE EXHIBIT A ATTACHED HERETO

together with all the appurtenances and privileges thereunto belonging or appertaining.

**THIS IS A PARTIAL RELEASE ONLY AND NO PROPERTY ENCUMBERED BY THE FOREGOING DOCUMENT, OTHER THAN THAT PORTION OF THE REAL PROPERTY ENCUMBERED BY THE MORTGAGE DESCRIBED ON EXHIBIT A ATTACHED HERETO, IS BEING RELEASED, SAID DOCUMENTS REMAINING IN FULL FORCE AND EFFECT WITH REGARD TO ALL OTHER PORTIONS OF THE REAL PROPERTY ENCUMBERED BY THE MORTGAGE.**

[Signature Page Follows]

**FILED**

AUG 13 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25644

\$24  
CT  
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COMPANY

6<sup>th</sup> IN WITNESS WHEREOF, the undersigned has executed this Partial Release Deed as of this day of June, 2014

MB Financial Bank, N.A. - successor in interest to New Century Bank

By: [Signature]

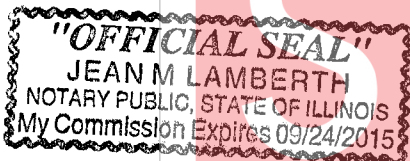
Name: Robert T. Anderson

Its: Senior Vice President

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Robert T. Anderson, Sr. V.P. of MB Financial Bank, N.A., a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Robert T. Anderson, appeared before me and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6 day of June, 2014.



[Signature]  
Notary Public

My Commission Expires:

9/24/2015

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. Stephen Herseth

**This instrument was prepared by  
And after recording return to:**  
MB Financial Bank, N.A.  
6111 North River Road  
Rosemont, IL 60018  
Attn: Stephen Herseth, Esq.

**EXHIBIT A TO RELEASE DEED**

**Description of Real Property**

PARCEL 1:

PARCEL "A" STORM WATER DETENTION & CONSERVATION AREA, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

PARCEL "B" DRAINAGE & CONSERVATION EASEMENT, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3:

PARCEL "C" CONSERVATION AREA, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4:

LOTS 1 THRU 10, 27 THRU 30, 32 THRU 34, 40, 42 THRU 59, 62 THRU 68, 95 THRU 123, 135 THRU 161 IN FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY LINE OF HIGHWAY U.S. 30 AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND ERIE RAILROAD, WHICH PLAT WAS RECORDED AS DOCUMENT NUMBER 2008-060560 IN BOOK 103 PAGE 20, LAKE COUNTY, INDIANA.

PARCEL 5:

APPURTENANT DRAINAGE EASEMENT, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 6:

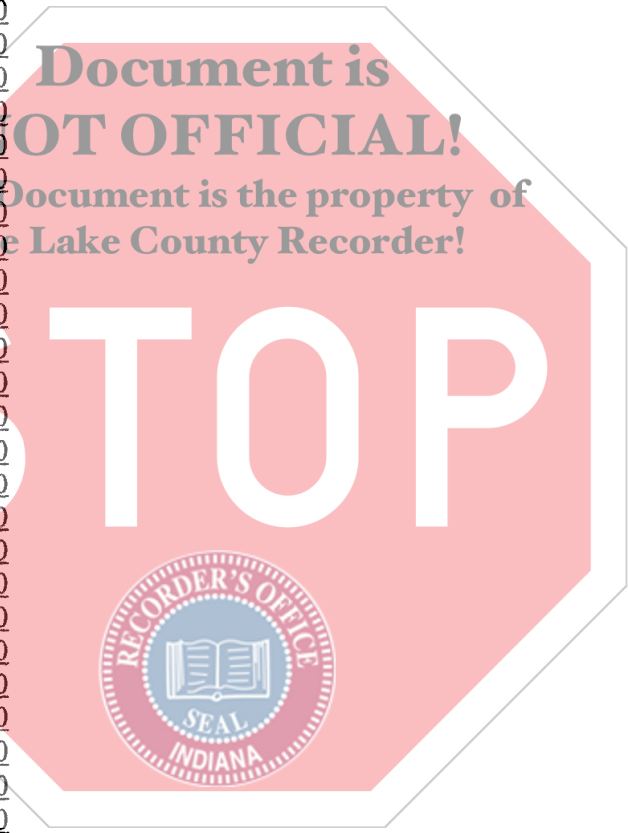
LOTS 26, 35, 36, 37, 38, 39, 60 AND 61 IN FOX MOOR UNIT 1B, AN ADDITION TO THE TOWN OF MERRILLVILLE IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY LINE OF HIGHWAY U.S. 30 AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND ERIE RAILROAD, WHICH PLAT WAS RECORDED AS DOCUMENT NUMBER 2008-044272 IN BOOK 102 PAGE 87, LAKE COUNTY, INDIANA.

**PARCEL 7:**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN MERRILLVILLE, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 34 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 51, PAGE 39 (SHEET 4) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 906.96 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 298.09 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO THE SOUTHEAST CORNER OF LOT 26 IN FOX MOOR, UNIT 1B AS SHOWN IN PLAT BOOK 102, PAGE 87 IN SAID RECORDER'S OFFICE; THENCE NORTH 40 DEGREES 12 MINUTES 58 SECONDS WEST, 150.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 26 TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE SOUTHEASTERLY, EAST, AND NORTHEASTERLY LINES OF WRIGHT STREET AS SHOWN ON SAID FOX MOOR, UNIT 1B PLAT: 1.) NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 119.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; 2.) THENCE NORTHEASTERLY 201.92 FEET ALONG SAID CURVE; 3.) THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 503.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; 4.) THENCE NORTHWESTERLY 245.67 FEET ALONG SAID CURVE; THENCE NORTH 61 DEGREES 42 MINUTES 55 SECONDS WEST, 71.15 FEET ALONG THE NORTHEASTERLY LINE OF WEST 77TH AVENUE IN FOX MOOR, UNIT 1A AND 2A, AS SHOWN IN PLAT BOOK 103, PAGE 20 IN SAID RECORDER'S OFFICE TO THE SOUTHEAST CORNER OF LOT 10 IN SAID FOX MOOR, UNIT 1A AND 2B; THENCE NORTH 28 DEGREES 17 MINUTES 05 SECONDS EAST, 150.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT 10, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF LOT 39 IN SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 61 DEGREES 42 MINUTES 55 SECONDS EAST, 295.88 FEET ALONG THE SOUTHWESTERLY LINES OF LOTS 39, 38, 37, 36, AND 35 IN SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 4.73 ACRES MORE OR LESS.

- PIN(s): 45-12-19-101-003.000-030  
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45-12-19-103-001.000-030  
45-12-19-134-001.000-030  
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Common Address: A portion of Fox Moor subdivision

