

2016 059560

2016 AUG 31 AM 10:23

MICHAEL B. BROWN
RECORDER

Tax ID Nos. 45-11-17-201-009.000-036 - Schererville (Affects Parcel I)
45-11-17-201-010.000-036 - Schererville (Affects Parcel II)
45-11-17-201-011.000-036 - Schererville (Affects Parcel III)
45-11-17-201-028.000-036 (Affects Parcel IV and Caption & More)

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT

Frank J. Sauzer III, as Trustee of the Frank J. Sauzer III Revocable Trust dated April 2, 2012, as to a 35% undivided interest and JP Morgan Chase Bank, N.A., as Trustee of the Frank J. Sauzer, Jr. Self Declaration of Trust Agreement Dated 10/31/90, as to a 65% undivided interest, as to Parcels I, II and III; and JP Morgan Chase Bank, N.A., as Successor Trustee under Trust Agreement dated June 21, 1967 and known as Trust No. A-286, as to Parcel IV

RELEASE AND QUIT CLAIM TO

JJ Hospitality, L.L.C., an Indiana liability company, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of Grantor represent that he/she/they is/are duly authorized and has/have been fully empowered, by the trust document to execute and deliver this deed; that said Trust has not been amended and said Trust is still in force and effect.

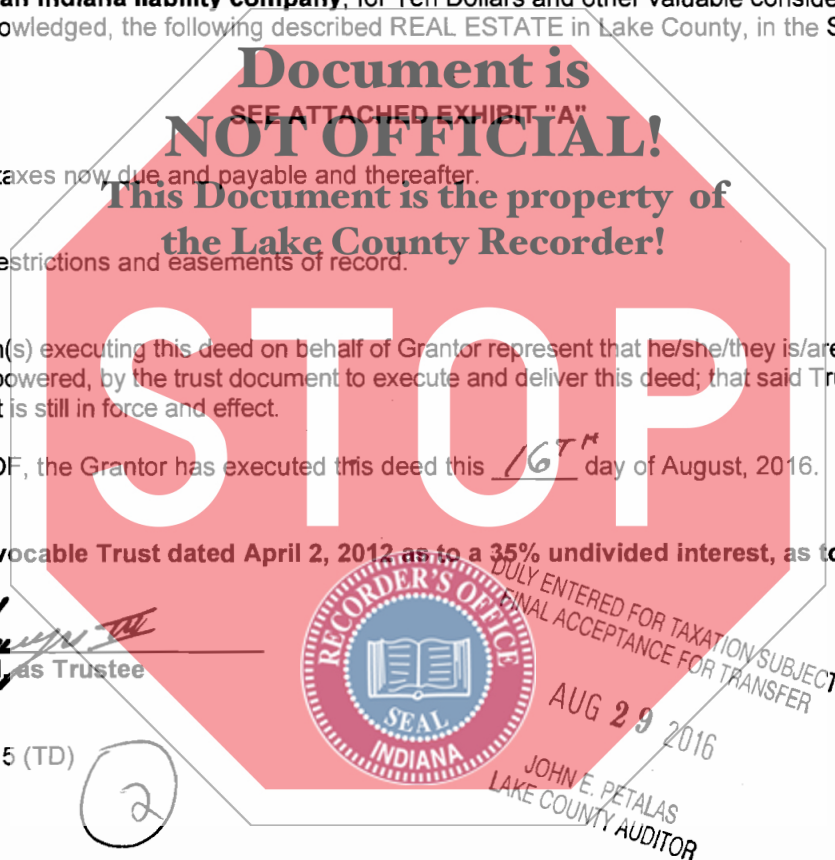
IN WITNESS WHEREOF, the Grantor has executed this deed this 16th day of August, 2016.

Frank J. Sauzer III Revocable Trust dated April 2, 2012 as to a 35% undivided interest, as to Parcels I, II & III

Frank Sauzer III
By: Frank J. Sauzer III, as Trustee

MTC File No.: 16-15415 (TD)

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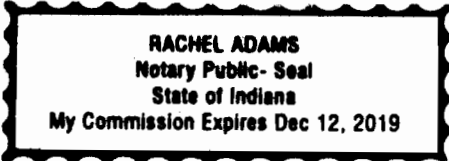


DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
AUG 29 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

26-
MT
AM

014859



State of Indiana, County of LAKE ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Frank J. Sauzer III, as Trustee of the Frank J. Sauzer III Revocable Trust dated April 2, 2012** who acknowledged the execution of the foregoing Deed and who, states that any representations therein contained are true.

WITNESS, my hand and Seal this 16 day of August, 2016.

My Commission Expires: Dec 12, 2019

[Handwritten Signature]

Signature of Notary Public

RACHEL ADAMS

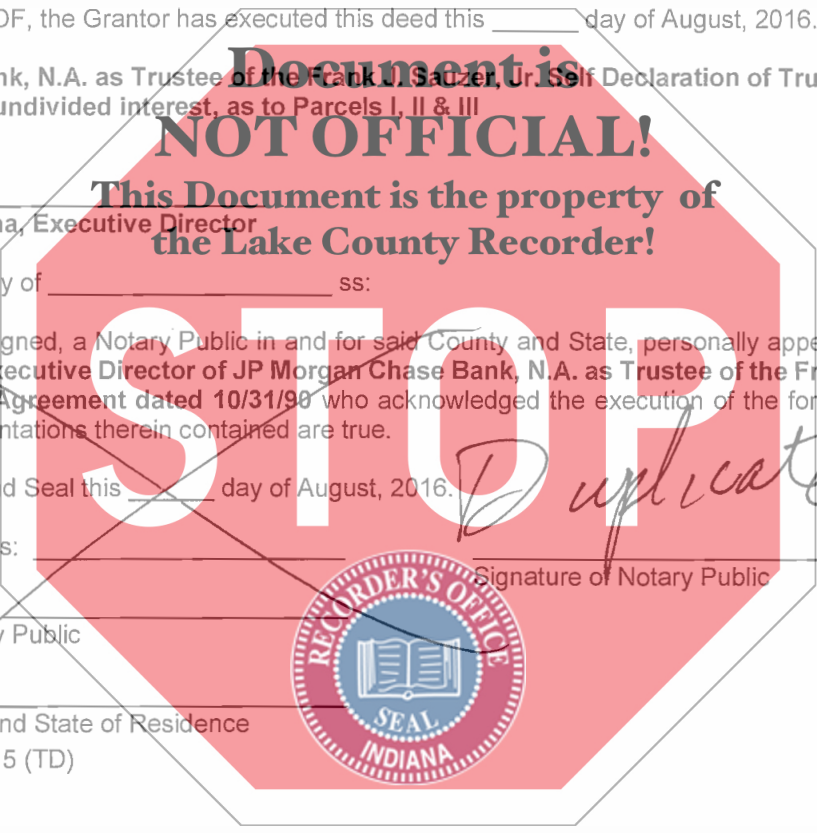
Printed Name of Notary Public

LAKE CO. IN

Notary Public County and State of Residence

IN WITNESS WHEREOF, the Grantor has executed this deed this _____ day of August, 2016.

JP Morgan Chase Bank, N.A. as Trustee of the Frank J. Sauzer, Jr. Self Declaration of Trust Agreement dated 10/31/90 as to a 65% undivided interest, as to Parcels I, II & III



By: **Deirdre M. Santana, Executive Director**

State of Indiana, County of _____ ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Deidre M. Santana, Executive Director of JP Morgan Chase Bank, N.A. as Trustee of the Frank J. Sauzer Jr., Self Declaration of Trust Agreement dated 10/31/90** who acknowledged the execution of the foregoing Deed and who, states that any representations therein contained are true.

WITNESS, my hand and Seal this _____ day of August, 2016.

My Commission Expires: _____

Duplicate

Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence
MTC File No.: 16-15415 (TD)

State of Indiana, County of _____ ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Frank J. Sauzer III, as Trustee of the Frank J. Sauzer III Revocable Trust dated April 2, 2012** who acknowledged the execution of the foregoing Deed and who, states that any representations therein contained are true.

WITNESS, my hand and Seal this _____ day of August, 2016.

Duplicate

My Commission Expires: _____

Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence

IN WITNESS WHEREOF, the Grantor has executed this deed this 15 day of August, 2016.

JP Morgan Chase Bank, N.A. as Trustee of the Frank J. Sauzer, Jr. Self Declaration of Trust Agreement dated 10/31/90 as to a 65% undivided interest, as to Parcels I, II & III

Deirdre M. Santana

By: Deirdre M. Santana, Executive Director

Illinois
State of Indiana, County of COOK ss:

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Deirdre M. Santana, Executive Director of JP Morgan Chase Bank, N.A. as Trustee of the Frank J. Sauzer Jr., Self Declaration of Trust Agreement dated 10/31/90** who acknowledged the execution of the foregoing Deed and who, states that any representations therein contained are true.

WITNESS, my hand and Seal this 15 day of August, 2016.

My Commission Expires: 06-02-2019

Signature of Notary Public

ELIZABETH J. ROUBIK

Printed Name of Notary Public

DUPAGE, ILLINOIS

Notary Public County and State of Residence

MTC File No.: 16-15415 (TD)



IN WITNESS WHEREOF, the Grantor has executed this deed this 17th day of August, 2016.

JP Morgan Chase Bank, N.A., as Successor Trustee under Trust Agreement dated June 21, 1967 and known as Trust No. A-286, as to Parcel IV

Deirdre M. Santana
By: Deirdre M. Santana, Executive Director

State of Illinois, County of Cook ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Deirdre M. Santana, Executive Director of JP Morgan Chase Bank, N.A. as Trustee of the Frank J. Sauzer III Revocable Trust and the Frank J. Sauzer Jr., Self Declaration of Trust Agreement dated 10/31/90 who acknowledged the execution of the foregoing Deed and who, states that any representations therein contained are true.

WITNESS, my hand and Seal this 17th day of August, 2016.

My Commission Expires: 8-28-19 Mary T. Alred
Signature of Notary Public

Mary T. Alred
Printed Name of Notary Public

Cook Illinois
Notary Public County and State of Residence

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This instrument was prepared by:
Andrew T. McGuire, Attorney-at-Law #25941-71
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:
Vacant Land, Caroline Avenue
Scherverville, IN 46375

Grantee's Address and Mail Tax Statements To:
247 Dixieway North
South Bend, IN 46637

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. Andrew T. McGuire



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EXHIBIT A

Parcel I:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: The North 546.60 feet of the West 50 feet of the East 441.49 feet lying North of the centerline of U.S. Highway 30 in said Northwest 1/4 of the Northeast 1/4, and containing .628 acre, more or less.

Parcel II:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: The North 546.60 feet of the West 80.37 feet of the East 391.49 feet lying North of the centerline of U.S. Highway 30 in said Northwest 1/4 of the Northeast 1/4, and containing 1.02 acres, more or less.

Parcel III:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: The North 546.60 feet of the West 44.45 feet of the East 311.12 feet lying North of the centerline of U.S. Highway 30 in said Northwest 1/4 of the Northeast 1/4, and containing .558 acre, more or less.

Parcel IV:

All of Outlot A in Fountain Park Subdivision, an addition to the Town of Schererville, as per plat thereof recorded in Plat Book 90, page 35, in the Office of the Recorder of Lake County, Indiana.

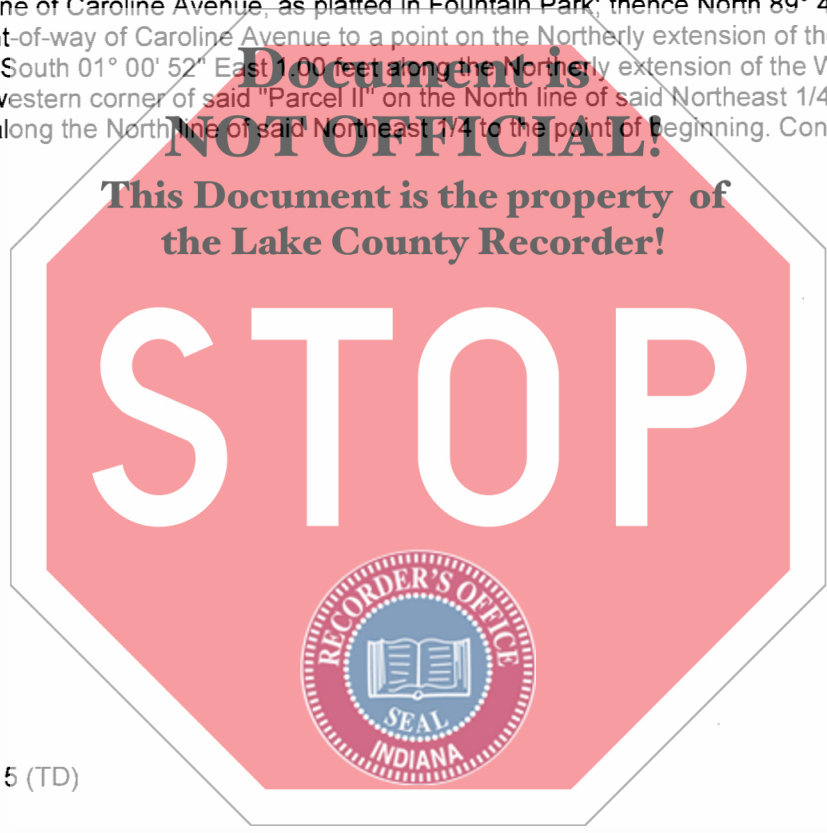
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EXCEPTING THEREFROM: Outlot A in Fountain Park Subdivision, an addition to the Town of Schererville, as per plat thereof recorded as Document No. 2001-047970, in Plat Book 90, page 35, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Southwest corner of said Outlot A; thence North 00° 30' 27" West, along the West line of said Outlot, 1.0 feet to the Northwest corner of said Outlot; thence South 89° 43' 39" East, along the North line of said Outlot, 348.61 feet to its intersection with the North prolongation of the East line of Sorrels Subdivision, an Addition to the Town of Schererville, as per plat thereof recorded in Plat Book 79, page 67, in the Office of the Recorder of Lake County, Indiana; thence South 00° 55' 05" East, along the said prolongation, 1.00 feet to the Northeast corner of Lot 1, in said Sorrels Subdivision; thence North 89° 43' 39" West, along the North line of said Lot 1 and the South line of said Outlot A, 348.62 feet to the point of beginning. Containing .348 square feet, 0.008 acres.

ALSO EXCEPTING THEREFROM: Part of Outlot A in Fountain Park Subdivision, an Addition to the Town of Schererville, as per plat thereof recorded as Document No. 2001-047970, in Plat Book 90, page 35, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Outlot A; thence South 89° 43' 39" East, along the South line of said Outlot A and the North line of Sorrels Subdivision, an Addition to the Town of Schererville, as per plat thereof recorded in Plat Book 79, page 67, in the Office of the Recorder of Lake County, Indiana, 348.62 feet to the point of beginning; thence North 00° 55' 05" West, along the North prolongation of the East line of said Sorrels Subdivision, 1.00 feet to the North line of said Outlot; MTC File No.: 16-15415 (TD)

thence South 89° 43' 39" East, along the North line of said Outlot, 98.92 feet to a point 98.90 feet East of the East line of said Sorrels Subdivision measured perpendicular to said East line; thence South 00° 55' 05" East, parallel with the said East line, 1.00 feet to the South line of said Outlot A; thence North 89° 43' 39" West, along the South line of said Outlot A, 98.92 feet to the point of beginning. Containing 99 square feet, 0.002 acres, more or less.

ALSO EXCEPTING THEREFROM: A part of the Northeast 1/4 of Section 17, Township 35 North, Range 9 West located in the Town of Schererville, Lake County, Indiana and being a portion of Block A, as platted in the Plat of Fountain Park, an Addition to the Town of Schererville, as per plat thereof recorded as Instrument No. 2001-047970, in Book 90, page 36, by the recorder of Lake County, Indiana, being bounded as follows: Beginning at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 9 West; thence South 01° 00' 52" East (the bearing system of the plat of Fountain Park, an Addition to the Town of Schererville, as per plat thereof, recorded as Instrument No. 2001-047970, in Book 90, page 36, by the Recorder of Lake County, Indiana is assumed) 930.78 feet along the East line of the Northwest 1/4 of said Northeast 1/4 to the Northern Boundary of the 0.031 acre exception to "Parcel II" as described in Deed in Trust, recorded as Instrument No. 96079001 by said Recorder; thence South 89° 09' 19" East, 1.00 feet along the Easterly extension of the Northern Boundary of said 0.031 acre exception to the Western right-of-way line of Fountain Park Drive as platted in Fountain Park; thence North 01° 00' 52" West, 931.79 feet along the Western right-of-way line of Fountain Park Drive to its intersection with the Southern right-of-way line of Caroline Avenue, as platted in Fountain Park; thence North 89° 43' 39" West, 134.36 feet along the Southern right-of-way of Caroline Avenue to a point on the Northerly extension of the Western Boundary of said "Parcel II"; thence South 01° 00' 52" East 1.00 feet along the Northerly extension of the Western Boundary of said "Parcel II" to the Northwestern corner of said "Parcel II" on the North line of said Northeast 1/4; thence South 89° 43' 39" East, 133.36 feet, along the North line of said Northeast 1/4 to the point of beginning. Containing 0.024 acres, more or less.



MTC File No.: 16-15415 (TD)