

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 007808

2017 FEB -3 AM 10: 29

MICHAEL B. BROWN
RECORDER

Parcel No.: 45-07-05-302-004.000-023

MAIL TAX BILLS TO:
IPC GROUP, INC.
1745 - 165th Street
Hammond, IN 46320

GRANTEE'S ADDRESS:
IPC GROUP, INC.
1745 - 165th Street
Hammond, IN 46320

GRANTOR'S ADDRESS:
Sharyn L. Rankin
910 Ridge Road, Unit 404
Munster, IN 46321

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QUITCLAIM DEED
the Lake County Recorder!

This indenture witnesseth that SHARYN L. RANKIN of Lake County, Indiana (GRANTOR) hereby Releases and Quitclaims for zero monetary consideration and a sales disclosure form 46021 (R8/7-08) is not required to IPC GROUP, INC. (GRANTEE), the following described real estate in Lake County, in the State of Indiana, to wit:

See Legal Description attached as Exhibit "A".

Parcel No.: 45-07-05-302-004.000-023.

Dated this 18th day of January, 2017.



Sharyn L. Rankin
SHARYN L. RANKIN

FIDELITY NATIONAL
TITLE COMPANY

92016-2776

00544

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER **NO SALES DISCLOSURE NEEDED**

FEB 01 2017

Approved Assessor's Office

JOHN E. PETALAS
LAKE COUNTY AUDITOR

By: *JL*

22-
FW
RW

(3)

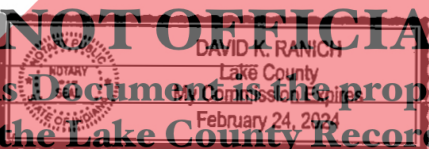
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary public in and for said County and State this 18th day of January, 2017, personally appeared: SHARYN L. RANKIN and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

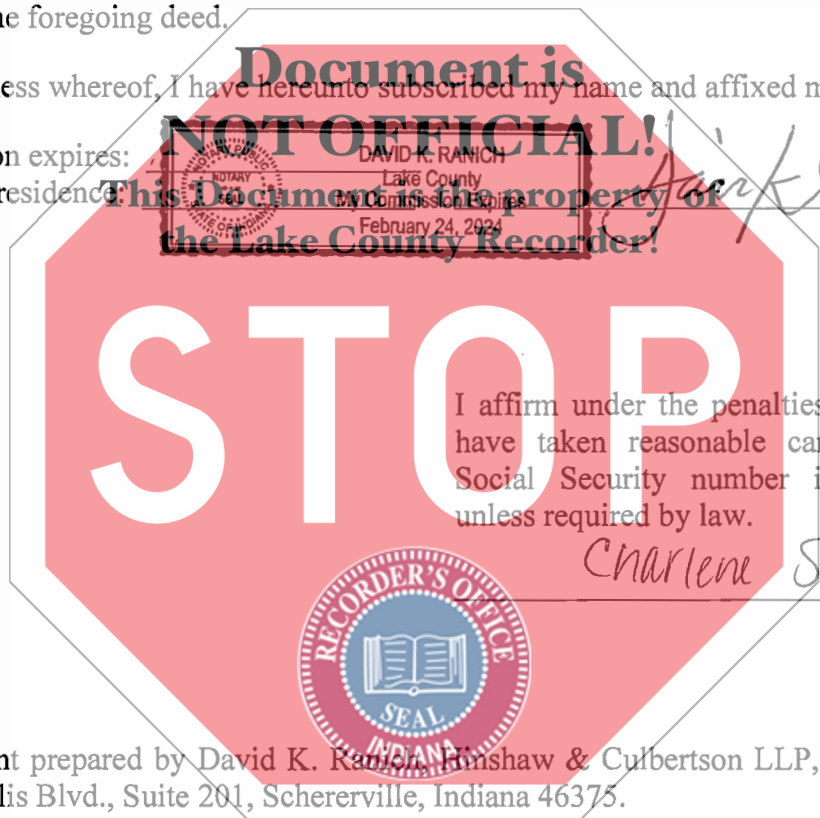
My commission expires:
My county of residence:

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David K. Ranich

, Notary Public



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.

Charlene Simko

This instrument prepared by David K. Ranich, Binshaw & Culbertson LLP, Attorneys at Law, 322 Indianapolis Blvd., Suite 201, Schererville, Indiana 46375.

DEXTER SOUTH PARCEL

DESCRIPTION: That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of said Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel with and 759.17 feet East of the West line of said Section 5 for a distance of 30 feet to the North 30 foot right-of-way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25, 1925 in Miscellaneous Record Volume 146, pages 382 and 383, in the Recorder's Office, Lake County, Indiana; thence East along the North 30 foot right-of-way line of 165th Street a distance of 646.09 feet; thence North at right angles 285.71 feet; thence Northwest on a line that makes an angle of 143 degrees 36 minutes 30 seconds measured South through West to Northwest with the last described line, a distance of 430.95 feet; thence Northeast on a line that makes an angle of 98 degrees 23 minutes 13 seconds measured Southeast through East to Northeast with the last described line, a distance of 259.83 feet; thence Northwest on a line that makes an angle of 104 degrees 53 minutes 58 seconds measured Southwest through West to Northwest with the last described line, a distance of 11.39 feet to a point of curve; thence Northwesterly along a curve concave to the Southwest and having a radius of 396.00 feet, an arc distance of 103.00 feet (the chord of which makes an angle of 172 degrees 32 minutes 56 seconds measured Southeast through South to Northwest with the last described line, a distance of 102.71 feet); thence Northwest on a line that makes an angle of 172 degrees 32 minutes 56 seconds measured Southeast through South to Northwest with the last described chord line, a distance of 219.51 feet; thence Northeast at right angles 133.39 feet thence Northwest on a line that makes an angle of 73 degrees 53 minutes 6 seconds measured Southwest through West to Northwest with the last described line, a distance of 202.15 feet, to the point of beginning; thence continuing along last describe line, a distance of 200.79 feet; thence Northwest on a

EXHIBIT "A"

line that makes an angle of 171 degrees 00 minutes 58 seconds measured Southeast through East to Northwest with the last described line, a distance of 109.14 feet; thence Northwest on a line that makes an angle of 172 degrees 52 minutes 09 seconds measured Southeast through East to Northwest with the last described line, a distance of 1032.72 feet; thence Northeast on a line that makes an angle of 90 degrees 59 minutes 49 seconds measured Southeast through East to Northeast with the last described line, a distance of 129.33 feet; thence Southeast on a line that makes an angle of 109 degrees 31 minutes 47 seconds measured Southwest through South to the Southeast with the last described line, a distance of 680.74 feet; thence Southwest on a line that makes an angle of 70 degrees 28 minutes 24 seconds measured Northwest through West to Southwest with the last described line, a distance of 255.39 feet; thence Southeast at right angles to the last described line, a distance of 377.99 feet; thence Southwest at right angles to the last described line, a distance of 42.18 feet; thence Southeast at right angles to the last described line, a distance of 77.16 feet; thence Southeast on a line that makes an angle of 177 degrees 35 minutes 19 seconds measured Northwest through East to Southeast with last described line, a distance of 237.39 feet to the point of beginning.

