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2017 020067

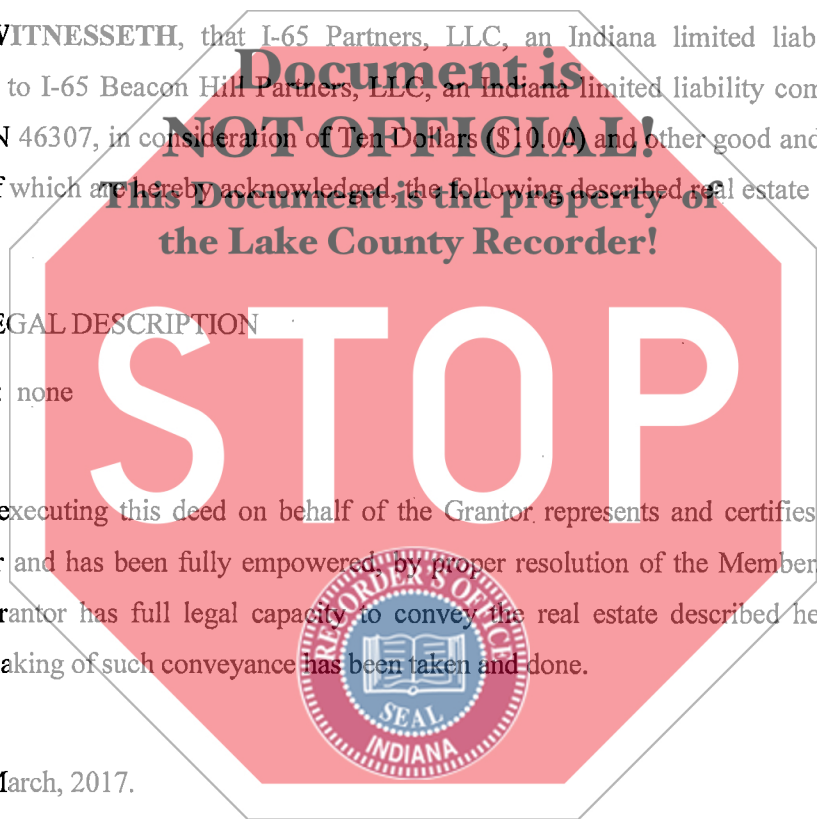
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 MAR 29 AM 10:27

MICHAEL B. BROWN  
RECORDER  
Parcel No. Split from 45-16-03-300-001.000-042

Mail tax bills to:  
I-65 Beacon Hill Partners, LLC.  
11061 Broadway, Suite A  
Crown Point, IN 46307

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH, that I-65 Partners, LLC, an Indiana limited liability company ("Grantor"), Releases and Quitclaims to I-65 Beacon Hill Partners, LLC, an Indiana limited liability company, of 11061 Broadway, Suite A., Crown Point, IN 46307, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:



SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: none

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he is duly elected and authorized by the Grantor and has been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for the making of such conveyance has been taken and done.

Dated this 24th day of March, 2017.

I-65 Partners, LLC

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: \_\_\_\_\_ *AK*

By: \_\_\_\_\_ *Robert Rossman*  
Robert Rossman, Managing Member

*20001840<sup>2</sup>*

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

*20 -*  
CK #019577  
*AK*

**HOLD FOR GREATER INDIANA TITLE COMPANY**

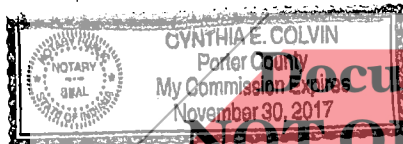
MAR 29 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

022353

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 24<sup>th</sup> day of March, 2017, personally appeared Robert Rossman, in his capacity as Managing Member of I-65 Partners, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing deed on behalf of I-65 Partners, LLC.

*[Handwritten Signature]*  
\_\_\_\_\_  
, Notary Public



**This Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.



*Cindy Colvin*  
\_\_\_\_\_

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

*Exempt from Sales Disclosure  
No consideration given.*

## LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 17 IN BEACON HILL - PHASE TWO, AS SHOWN IN PLAT BOOK 105, PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AS DOCUMENT NUMBER 2012-043864, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS IS PER SAID BEACON HILL - PHASE TWO PLAT), 193.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 643.10 FEET TO THE NORTH LINE OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, 300.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF BROADWAY (STATE ROAD 53); THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE EAST LINES OF SAID BROADWAY:

- 1.) SOUTH 00 DEGREES 44 MINUTES 10 SECONDS EAST, 81.71 FEET;
- 2.) SOUTH 21 DEGREES 03 MINUTES 52 SECONDS WEST, 53.36 FEET;
- 3.) SOUTH 00 DEGREES 50 MINUTES 22 SECONDS EAST, 449.01 FEET;
- 4.) SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST, 62.68 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 311.43 FEET TO THE POINT OF BEGINNING, CONTAINING 4.62 ACRES MORE OR LESS.

