

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 070620

2017 OCT 19 AM 9:17

MAIL TAX BILLS TO  
GRANTEES' ADDRESS:  
Hilbrich Properties, LLC  
8277 ALEXANDER RD  
SCHERERVILLE, IN 46375

PARCEL NO. 45-11-21-376-001.000-032  
MICHAEL B. BROWN  
RECORDER 45-11-21-377-001.000-036

**QUIT-CLAIM DEED**

This indenture witnesseth that **CHRIS L. HILBRICH and JANET L. HILBRICH, as husband and wife, tenants by entireties** of Lake County, State of Indiana, releases and quit-claims to **Hilbrich Properties LLC, an Indiana Limited Liability Company**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

THE NORTH 16 1/2 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 16 1/2 FEET OF THE WEST 8 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2<sup>nd</sup> PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Parcel No. 45-11-21-376-001.000-032

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SE1/4 SW1/4 WHICH IS 519.56 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE1/4 SW1/4 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO A. AND A. STAMOS PER DEED RECORD BOOK 1152, PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID STAMOS TRACT, A DISTANCE OF 1282.74 FEET, MORE OR LESS, TO A POINT THAT IS 46.5 FEET SOUTH OF THE NORTH LINE OF SAID SE1/4 SW1/4, SAID POINT BEING THE TRUPOINT OF BEGINNING HEREOF; THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, 30.00 FEET TO THE POINT ON A LINE 16.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SE1/4 SW1/4; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID PARALLEL LINE, 800.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SE1/4 SW1/4; THENCE CONTINUING SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG A LINE WHICH IS 16.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SW1/4 SE1/4 A DISTANCE OF 8 FEET 4 AND 1/2 INCHES (8.37 FEET); THENCE NORTH 00 DEGREES 27 MINUTES 23 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 16.5 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SE1/4; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 161.19 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO R. AND D. MICHALEK PER 1986 DOCUMENT NUMBER 885494 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID MICHALEK TRACT, AND PARALLEL TO THE EAST LINE OF SAID SW1/4 SE1/4, A DISTANCE OF 46.51 FEET, THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST ALONG A LINE WHICH IS 46.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SE1/4 SW1/4, A DISTANCE OF 970.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.729 ACRES, MORE OR LESS.



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028105

DULY ENTERED FOR TAX PURPOSES  
FINAL ACCEPTANCE FOR DEED NUMBER

OCT 19 2017

JOHN E. PETA  
LAKE COUNTY AUDITOR

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: 

EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 21 TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SE1/4 SW1/4 WHICH IS 519.56 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE1/4 SW1/4 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO A. AND A. STAMOS PER DEED RECORD BOOK 1152, PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA THENC NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID STAMOS TRACT, A DISTANCE OF 1282.74 FEET, MORE OR LESS, TO A POINT THAT IS 46.5 FEET SOUTH OF THE NORTH LINE OF SAID SE1/4 SW1/4, THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE 30.00 FEET TO THE POINT ON A LINE 16.5 FEET SOUTH OF AN PARALLEL TO THE NORTH LINE OF SAID SE1/4 SW1/4, THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID PARALLEL LINE 800.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SE1/4 SW1/4, THENC CONTINUING SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG A LINE WHICH IS 16.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SW1/4 SE1/4 A DISTANCE OF 8 FEET 4 AND 1/2 INCHES (8.37 FEET); THENCE NORTH 00 DEGREES 27 MINUTES 22 SECONDS WEST A DISTANCE OF 16.5 FEET TO THE WEST LINE OF SAID SW1/4 SE1/4, A DISTANCE OF 16.5 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SE1/4; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 17.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND THE POINT OF BEGINNING; THENCE COINTUING SOUTH 89 DEGREES 09 MINUTES 46 SEOCNDS EAST, ALONG SAID ONTH LINE A DISTANCE OF 144.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO R. AND D MICHALEK PER 1986 DOCUMENT NUMBER 885494 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID MICHALEK TRACT, AND PARALLEL TO TRUE EAST LINE OF SAID SW1/4 SE1/4 A DISTANCE OF 46.51 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST ALONG A LINE WHICH 46.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SE1/4 SW1/4, A DISTANCE OF 144.18 FEET, THENCE NORTH 00 DEGREES 33 MINUTES 21 SECONDS WEST A DISTANCE OF 46.5 FEET TO THE POINT OF BEGINNING.

Parcel No. 45-11-21-377-001.000-036

Commonly known as Part of 8225 Alexander Street, Schererville, IN 46375

Subject To: All unpaid real estate taxes and assessments for 2016 payable in 2017, and for all real estate taxes and assessments for all subsequent years.

Subject To: All covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

Dated this 17th day of October, 2017.

  
CHRIS L. HILBRICH, Grantor

  
JANET L. HILBRICH, Grantor

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRIS L. HILBRICH and JANET L. HILBRICH**, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 17th day of October 2017.

My Commission Expires: 11/10/2025  
County of Residence: Lake

**Document is NOT OFFICIAL!**

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

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.

KARL E. HAND



THIS INSTRUMENT PREPARED BY:  
KARL E. HAND, Attorney at Law  
1000 Eagle Ridge Drive, Schererville, Indiana 46375