

2020-073276

2020 Oct 14

8:34 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

# RELEASE OF MORTGAGE

This Release of Mortgage is made as of July 24, 2019 by **NMF SUB-CDE XVII, LLC**, a California limited liability company ("**Mortgagee**").

**CSOTD HOLDINGS, INC.**, an Indiana nonprofit corporation ("**Mortgagor**") granted to Mortgagee a certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated as of July 24, 2012 and recorded in the Office of the Recorder of Lake County, Indiana on July 26, 2012 as Instrument Number 2012 050117 (the "**Mortgage**"). The Mortgage encumbered the real property situated in Lake County, Indiana, as described on Exhibit A, which is attached hereto and made a part hereof (the "**Real Property**"). In consideration of the payment of one dollar and other good and valuable consideration by Mortgagor to Mortgagee, the receipt and sufficiency of which are hereby acknowledged, Mortgagee hereby releases all of its rights and interests granted under or with respect to the Mortgage, and all liens established thereunder, and quit-claims and conveys to Mortgagor any and all rights and interests of Mortgagee in or to the Real Property.

**This Document is the property of**

**IN WITNESS WHEREOF**, Mortgagee has executed this Release of Mortgage effective as of the date first written above.

Mortgagee: **NMF SUB-CDE XVII, LLC**, a California limited liability company

By: \_\_\_\_\_

Executed and delivered in my presence:

*[Handwritten Signature]*

[ Witness Signature]

Witness: MARIA GUZMAN [ Witness' Printed Name]



RETURN TO  
Chicago Title  
Closer: AJ  
File No. 2005531

*25-13083*  
*[Handwritten initials]*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On September 17, 2020 before me, MIKE AZER, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Steve Scott Macdonald  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General  Partner —  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

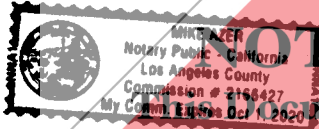
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On September 17, 2020 before me, MIKE AZER, Notary public  
Date Here Insert Name and Title of the Officer  
personally appeared Maria De Jesus Guzman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



# EXHIBIT A

## Legal description of Real Property

**Parcel 1:** A tract of land in the Southeast 1/4 of Section 5, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, described as follows

Commencing at a point on the centerline of U.S. Highway #20 (also known as Melton Road) 760 feet East of the West line of the Southeast 1/4 of said Section 5, as measured along the centerline of said U.S. Highway #20; thence North along the West line of the lands conveyed to Roy Balash and wife, Anne, recorded in Deed Record 889, Page 508, in the Recorder's Office of Lake County, Indiana, 50.66 feet to the point of beginning; thence continuing North along the West line of said Balash Lands 920 feet more or less to the Southerly line of right of way of B and O Railroad; thence Westerly along said Southerly right of way line 240 feet more or less to a point which is 520 feet East of the West line of said Southeast 1/4 of Section 5, measured along said Southerly right of way line of B and O Railroad; thence South 580 feet more or less to a point which is the Northeasterly most point of the right of way of 66 foot wide Hobart Road; thence Southerly along the Easterly right of way line of said Hobart Road 290 feet more or less; thence Southeasterly along the Northeasterly right of way line of said Hobart Road 75 feet more or less to the Northerly right of way line of 100 foot wide U.S. Highway #20 (also known as Melton Road); thence Easterly along the Northerly right of way line of said U.S. Highway #20 a distance of 250 feet more or less to the point of beginning.

**Parcel 2:** The West half of the following described tract:

Part of the Southeast Quarter of Section 5, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, described as: Beginning at a point on the center line of U.S. Highway 20, also known as Melton Road, 760 feet Easterly along said center line from the West line of the Southeast Quarter of said Section 5; thence continuing Easterly along said center line 250 feet to a point; thence North and parallel to said West line to a point in the Southerly line of the Baltimore and Ohio Railroad; thence West along said Southerly line 250 feet to a point; thence South to the place of beginning, excepting therefrom the right of way of U.S. Highway 20.

Property Identification Numbers: 45-09-05-453-003.000-004  
45-09-05-453-006.000-004

This instrument was prepared by: Terry Retson, Krieg DeVault LLP  
8001 Broadway, Suite 400, Merrillville, IN 46410-5552  
219-227-6089

The foregoing preparer states as follows: 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. – Terry Retson