

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-017641

9:24 AM 2021 Feb 28

QUIT-CLAIM DEED (CORPORATE)

This indenture witnesseth that DALE R. HUSEMAN AND KENNETH A. HUSEMAN, AS TRUSTEES UNDER TRUST AGREEMENT DATED MAY 21, 2009 AND KNOWN AS THE HUSEMAN FAMILY LAND TRUST (Grantor), hereby releases and quit-claims to JANOWSKY ENTERPRISES, LLC, an Indiana limited liability company ("Grantee"), for no consideration, the following Real Estate in Lake County in the State of Indiana, to wit:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING THAT 0.23 ACRE, MORE OR LESS, PARCEL SURVEYED BY KENNETH GEMBALA, INDIANA PROFESSIONAL SURVEYOR NUMBER S0568 AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON FEBRUARY 5, 2021 AS ABONMARCHE CONSULTANTS, INC. JOB NUMBER 21-0130, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1-INCH DIAMETER PIPE MARKING THE NORTHWEST CORNER OF PARCEL DESCRIBED IN INSTRUMENT NO. 95002656 (HEREINAFTER REFERRED TO AS PARENT TRACT) (DESCRIBED IN SAID INSTRUMENT 95002656 AS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE HIGHWAY), SAID POINT OF COMMENCEMENT LYING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE SOUTH 00 DEGREES 47 MINUTES 31 SECONDS EAST (BASIS OF BEARINGS IS INDIANA WEST STATE PLANE COORDINATES) ALONG SAID RIGHT-OF-WAY LINE, BEING ALSO THE WEST LINE OF SAID PARENT TRACT, 379.56 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 55 SECONDS EAST, 169.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 55 SECONDS EAST 100.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 05 SECONDS EAST 100.00 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 55 SECONDS WEST 100.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 05 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, ALL IN THE COUNTY OF LAKE, STATE OF INDIANA.

Commonly known as 10409 w. 157th, Lowell, IN 46356
A part of Parcel ID No. 45-19-04-300-011.000-037

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 26 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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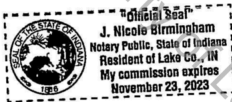
Grantee's Address:

Mail Tax Bills to: Janowsky Enterprises, LLC
c/o Timothy A. Janowsky
153 Shorewood Dr.
Valparaiso, IN 46385

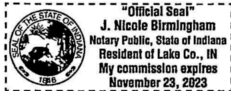
Grantor hereby certifies under oath that no gross income tax is due by virtue of this Deed. The undersigned person executing this deed represents and certifies on behalf of the Grantor that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

Dated this 24 day of February, 2021.

DALE R. HUSEMAN AND KENNETH A. HUSEMAN, AS
TRUSTEES UNDER TRUST AGREEMENT DATED MAY
21, 2009 AND KNOWN AS THE HUSEMAN FAMILY
LAND TRUST



By: Dale R. Huseman Trustee
DALE R. HUSEMAN, Trustee

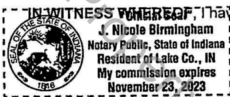


By: Kenneth A. Huseman Trustee
KENNETH A. HUSEMAN, Trustee

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of February, personally appeared **Dale R. Huseman and Kenneth A. Huseman**, in their capacity as Trustees of **Dale R. Huseman and Kenneth A. Huseman, as Trustees under Trust Agreement Dated May 21, 2009 and known as the Huseman Family Land Trust**, and who acknowledged execution of the foregoing Quit Claim Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.



J. Nicole Birmingham
J. Nicole Birmingham, Notary Public

My Commission Expires: 11/23/23
County of Residence: Lake

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.

/s/Richard E. Anderson

This instrument prepared by: Richard E. Anderson, #2408-45
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892