

This document was prepared by and
and after recording mail to:

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-067781

8:43 AM 2021 Nov 17

THE ABOVE SPACE FOR RECORDER'S USE ONLY

RELEASE OF MEMORANDUM OF AGREEMENT OF PURCHASE AND SALE

KNOW ALL MEN BY THESE PRESENTS, that SCP EAST CHICAGO LLC, a Delaware limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby, release that certain Memorandum of Agreement of Purchase and Sale dated August 16, 2021 and recorded in the Office of the Lake County Recorder of Deeds, as document number 2021-055280 for the real estate commonly known as 3300-4000 Dickey Road, East Chicago, Indiana 46312 and legally described on Exhibit A attached hereto and made a part hereof; and

This Release of Memorandum of Contract is executed as of this 9 ^{November} day of ~~October~~, 2021.

[Signature page to follow]

FILED
NOV 18 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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13993

RETURN TO
Chicago Title
Closer: A
File No. 202103933

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SCP EAST CHICAGO LLC,
a Delaware limited liability company

By: 

Name: Jason Schiffman

Its: Authorized Signatory

Property of Lake County Recorder

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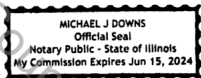
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public for said Company does hereby certify that Jason Schiffman, authorized signatory of SCP East Chicago LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Witness my hand and official stamp or seal this 11 day of October, 2021.

Michael J. Downs
Notary Public

My commission expires: 4/15/24



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EXHIBIT A

LEGAL DESCRIPTION

APN/Parcel IDs: 45-03-21-201-001.000-204 and 45-03-16-451-001.000-024

Parcel 1:

That part of the Southeast Quarter of Section 16, and part of the North half of Section 21, Township 37 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana, described as follows:

Beginning at a point on the Northeasterly line of the 200-foot waterway conveyed to the United States of America by deed dated July 5, 1888, and recorded April 15, 1889, in Book 44 of Records, pages 472-475 in the Office of the Recorder of Deeds of Lake County, Indiana, said point being 1165.43 feet (measured along said Southeasterly line of said 200-foot waterway) Southwesterly of the Southwesterly line of the 100-foot right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway Company; thence Southwesterly on said Southeasterly line of waterway 1776.235 feet; thence Southeasterly on a line at right angles from the Southeasterly line of the waterway aforesaid a distance of 2004 feet to the Northwesterly line of the 66-foot right-of-way of the Indiana Harbor Railroad Company, being a line parallel to the Southeasterly line of the 200-foot waterway; thence Northeasterly on the last mentioned right-of-way line 1899.635 feet to the intersection thereof with a line which is parallel to and 1165.43 feet (measured along said last-mentioned right-of-way line) Southwesterly of the 100-foot right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway Company aforesaid; and thence Northwesterly on said last described line 2007.80 feet to the point of beginning, EXCEPTING THEREFROM the Northeasterly 60 feet taken for Public Highway known as Dickey Place, containing 81.760 acres, more or less, and also except therefrom a tract of land in the Northerly corner of premises in question, containing 4.056 acres, more or less, described as follows:

Beginning at a point in the Southeasterly line of the 200-foot waterway conveyed to the United States of America by deed dated July 5, 1888 and recorded April 16, 1889 in Book 44 of the Records, pages 472-475 in the Office of the Recorder of Deeds in Lake County, Indiana, said point being 1165.43 feet (Measured along said Southeasterly line of said 200-foot waterway) Southwesterly of the Southwesterly line of the 100-foot right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway Company; thence Southwesterly on said Southeasterly line of waterway 587.07 feet to a point; thence Southeasterly on a line drawn at right angles to the aforesaid Southeasterly line of said waterway 199.44 feet to a point; thence Northeasterly on a line drawn at right angles to the last-described line and parallel with the aforesaid Southeasterly line of said waterway 305.00 feet to a point; thence Southeasterly on a line drawn at right angles to the last described line 289.65 feet; thence Northeasterly on a line drawn at right angles to the last-described line and parallel with and 489.09 feet Southeasterly from the above-mentioned Southeasterly line of the aforesaid waterway, a distance of 311.90 feet, more or less, to the intersection thereof with a line which is parallel with and 1165.43 feet (measured along the last-described line produced Northeasterly thereto) Southwesterly of the Southwesterly line of the aforesaid 100-foot right-of-

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way of the Pittsburgh, Fort Wayne and Chicago Railroad Company; thence Northwesterly on said last-described line parallel with said railway right-of-way line a distance of 490.00 feet to the point of beginning; excepting therefrom the Northeasterly 60 feet of above-described tract of land taken for Public Highway known as Dickey Place, leaving a net area conveyed of 77.704 acres, more or less.

ALSO EXCEPTING THEREFROM that part deeded to the State of Indiana by Warranty Deed recorded October 8, 1980 as Document No. 601976 and described as follows:

A part of the Northeast Quarter of Section 21, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the intersection of the Southwestern boundary of Dickey Place (Dickey Road) as recorded in the Lake County Recorder's Office October 7, 1913 in Book 20 page 432 (the foregoing portion of this description beginning with the words "as recorded in": is quoted from Document 221937) and the Southeastern line of the Inland Steel Property (the description of said property is recorded in Lake County Recorder's Office September 25, 1962 in Deed Record 1215, page 117); thence South 46 degrees 24 minutes 48 seconds West 80.00 feet along said Southeastern line to the corner of the Owner's land; thence South 43 degrees 35 minutes 12 seconds East 36.50 feet along the Northeastern line of the Owner's land to the point of beginning of this description: Thence South 43 degrees 35 minutes 12 seconds East 54.50 feet along said Northeastern line to the Northwestern boundary of Dock Street; thence South 46 degrees 24 minutes 48 seconds West 50.00 feet along the boundary of said Dock Street to the corner of the Owner's land; thence North 43 degrees 35 minutes 12 seconds West 54.50 feet along the Southwestern line of the Owner's Land; thence North 46 degrees 24 minutes 48 seconds East 50.00 feet to the point of beginning, containing 0.063 acres, more or less.

And

A part of the Northeast Quarter of Section 21, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the intersection of the Southeastern line of the 200-foot waterway conveyed to the United States of America by deed dated July 5, 1888, recorded April 15, 1889, in Book 44 of Records, pages 472-475, and the Southwestern line of the 100-foot right of way of the Pittsburgh, Fort Wayne, and Chicago Railway Company; thence South 46 degrees 24 minutes 48 seconds West 3,219.67 feet (distance deduced from Deed Record 1215, page 117) along the Southeastern line of said 200-foot waterway to the West corner of the Owner's land; thence South 43 degrees 35 minutes 12 seconds East 1,385.62 feet along the Southwestern line of the Owner's land to the point of beginning of this description: Thence Easterly 978.28 feet along an arc to the left and having a radius of 1,080.92 feet and subtended by a long chord having a bearing of North 87 degrees 16 minutes 22 seconds East and a length of 945.23 feet to the Northwestern line of the Indiana Harbor Belt Railroad (Consolidated Rail Corporation); thence South 46 degrees 24 minutes 48 seconds West 342.90 feet along said Northwestern line; thence South 82 degrees 03 minutes 11 seconds West 111.88 feet; thence Westerly 403.43 feet along an arc to the right and having a radius of 1,210.92 feet and subtended by a long chord having a bearing of North 88 degrees 00 minutes 29 seconds West and a length of 401.57 feet to the Southwestern line of the Owner's land; thence North 43 degrees 35 minutes 12 seconds West 266.38 feet along said Southwestern line to the point of beginning, containing 2.173 acres more or less.

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Parcel 2:

That part of the Southeast Quarter of Section 16, and part of the Northeast Quarter of Section 21, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, said parcel being described as follows:

Beginning at a point in the Southeasterly line of the 200-foot waterway conveyed to the United States of America by deed dated July 5, 1888 and recorded April 16, 1889 in Book 44 of the Records, pages 472-475 in the Office of the Recorder of Deeds in Lake County, Indiana, said point being 1165.43 feet (Measured along said Southeasterly line of said 200-foot waterway) Southwesterly of the Southwesterly line of the 100-foot right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway Company; thence Southwesterly on said Southeasterly line of waterway 587.07 feet to a point; thence Southeasterly on a line drawn at right angles to the aforesaid Southeasterly line of said waterway 199.44 feet to a point; thence Northeasterly on a line drawn at right angles to the last-described line and parallel with the aforesaid Southeasterly line of said waterway 305.00 feet to a point; thence Southeasterly on a line drawn at right angles to the last described line 289.65 feet; thence Northeasterly on a line drawn at right angles to the last-described line and parallel with and 489.09 feet Southeasterly from the above-mentioned Southeasterly line of the aforesaid waterway, a distance of 311.90 feet, more or less, to the intersection thereof with a line which is parallel with and 1165.43 feet (measured along the last-described line produced Northeasterly thereto) Southwesterly of the Southwesterly line of the aforesaid 100-foot right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad Company; thence Northwesterly on said last-described line parallel with said railway right-of-way line a distance of 490.00 feet to the point of beginning; excepting therefrom the Northeasterly 60 feet of above-described tract of land taken for Public Highway known as Dickey Place, containing 4.045 acres, more or less.

EXCEPTING THEREFROM that part of the land deeded to the State of Indiana by Warranty Deed recorded February 6, 1989 as Document No. 021529:

A part of the Southeast Quarter of Section 16, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Beginning at the intersection of the Southeast(ern) line of the 200-foot waterway conveyed to the United States of America by deed dated July 5, 1888 and recorded April 15, 1889, in Book 44 of Records, pages 472-475, and the Southwestern boundary of Dickey Place (also known as S.R. 912) as recorded in the Lake County Recorder's Office October 7, 1913 in Book 20, page 432; thence South 47 degree 08 minutes 15 seconds East 601.85 feet along the boundary of said Dickey Place; thence South 42 degrees 51 minutes 45 seconds West 5.00 feet; thence North 47 degrees 08 minutes 15 seconds West 260.00 feet; thence South 42 degrees 51 minutes 45 seconds West 10.00 feet; thence North 47 degrees 08 minutes 15 seconds West 280.00 feet; thence South 42 degrees 51 minutes 45 seconds West 15.00 feet; thence North 47 degrees 08 minutes 15 seconds West 63.49 feet to said southeastern line; thence North 46 degrees 22 minutes 15 seconds East 30.06 feet along said southeastern line to the point of beginning and containing 0.169 acres, more or less.

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

Amy S. Johnson