

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 16 2021 cR
JOHN E. PETALAS
LAKE COUNTY AUDITOR

INDIANA LAND TRUST COMPANY
Trustee's Deed

This Indenture Witnesseth that, INDIANA LAND TRUST COMPANY, formerly known as LAKE COUNTY TRUST COMPANY, Successor Trustee to North Star Trust Company, as Successor to Mercantile National Bank of Indiana, under the provisions of a Trust Agreement dated March 23, 1973 and known as **Trust No. 3054** in Lake County, and State of Indiana, does hereby grant, bargain, sell and convey to:

- HALLMARK DEVELOPMENT, INC., an Indiana Corporation, as to Tract 1B and Tract 1C;
- HALL FAMILY PROPERTIES, LLC, an Indiana Limited Liability Company, as to Tract 2A and Tract 2C; and
- HALL FAMILY INVESTORS, LLC, an Indiana Limited Liability Company, as to Tract 3A and Tract 3B

for the sum of ten dollars (\$10.00) the following described Real Estate in the County of Lake and State of Indiana, to wit:

LEGAL DESCRIPTION AS TO EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: Vacant - 8415 Whitcomb Street, Merrillville, IN 46410
Address of Grantee: 4259 E. Lincoln Highway, Merrillville, IN 46410
Key No.: 45-12-19-451-004.000-030 and 45-12-30-200-001.000.030

After recording, return deed and mail future tax statements to: 4259 E. Lincoln Highway, Merrillville, IN 46410

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said INDIANA LAND TRUST COMPANY, as Trustee, by Vicky L. Bostick, Trust Officer, has hereunto set its hand this 26th day of October, 2021

INDIANA LAND TRUST COMPANY, as Trustee as aforesaid

BY: Vicky L. Bostick
Vicky L. Bostick, Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicky L. Bostick, Trust Officer of the INDIANA LAND TRUST COMPANY, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as her free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 26th day of October, 2021.

 • OLA MAE CAULEY-JOHNSON •
 • Notary Public - Seal •
 • Lake County - State of Indiana •
 • Commission Number NP0719256 •
 • My Commission Expires March 18, 2027 •

Ola Mae Cauley-Johnson
 Ola Mae Cauley-Johnson, Notary Public
 Lake County, Indiana Resident- My Commission Expires 3/18/2021

This instrument was prepared by: Vicky L. Bostick - PROCONNECT SKBZ90@downpointin
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Vicky L. Bostick

1N009097

EXHIBIT "A"

TRACT 1B: (PART OF PARCEL NO. 45-12-19-451-004.000-030)

PART OF THE SOUTH 40 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19, SAID POINT BEING THE NORTHWEST CORNER OF LOT 57 IN BURNSIDE'S CHAPEL HILL FARMS PHASE 2-A AS SHOWN IN PLAT BOOK 79, PAGE 11 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST INTO SAID SECTION 19, A DISTANCE OF 216.23 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 83.84 FEET (CHORD BEARING NORTH 82 DEGREES 33 MINUTES 30 SECONDS WEST A CHORD LENGTH OF 83.61 FEET); THENCE NORTH 75 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE OF 138.03 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 59.96 FEET (CHORD BEARING NORTH 81 DEGREES 38 MINUTES 35 SECONDS WEST A CHORD LENGTH OF 59.84 FEET); THENCE NORTH 88 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 787.62 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 157.17 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 87.68 FEET; THENCE SOUTH 26 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 180.57 FEET, THENCE SOUTH 01 DEGREES 56 MINUTES 49 SECONDS WEST, A DISTANCE OF 154.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19, 1243.24 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 19 AS MEASURED ALONG THE SAID SOUTH LINE; THENCE NORTH 88 DEGREES 02 MINUTES 07 SECONDS WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 773.91 FEET TO A POINT 628.36 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 19 AS MEASURED ALONG THE SAID SOUTH LINE; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST INTO SAID SECTION 19, A DISTANCE OF 230.82 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 121.06 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 41 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 631.01 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER, 477.23 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 19 AS MEASURED ALONG THE SAID WEST LINE; THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST ALONG THE SAID WEST LINE, A DISTANCE OF 185.07 FEET TO THE NORTHWEST CORNER OF THE SOUTH 40.00 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 19, THENCE SOUTH 88 DEGREES 00 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SAID SOUTH 40 ACRES, A DISTANCE OF 2646.29 TO A POINT ON THE SAID EAST LINE OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 881,106 SQUARE FEET, 20.23 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

TRACT 1C: (PART OF PARCEL NO. 45-12-30-200-001.000-030)

PART OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 02 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF THE SAID QUARTER QUARTER, SAID CORNER BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SAID QUARTER QUARTER, A DISTANCE OF 294.32 FEET; THENCE SOUTH 35 DEGREES 08 MINUTES 50 SECONDS WEST INTO THE SAID QUARTER QUARTER, A DISTANCE OF 10.17 FEET; THENCE SOUTH 08 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 254.62 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 282.94 FEET, THENCE NORTH 00 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 221.32 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 370.73 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 361.13 FEET TO A POINT ON THE NORTH LINE OF THE SAID QUARTER QUARTER; THENCE SOUTH 88 DEGREES 02 MINUTES 07 SECONDS EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 694.40 FEET TO THE POINT OF BEGINNING, CONTAINING 307,605 SQUARE FEET, 7.06 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

TRACT 2A: (PART OF PARCEL NO. 45-12-19-451-004.000-030)

PART OF THE SOUTH 40 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19, SAID POINT BEING THE NORTHWEST CORNER OF LOT 57 IN BURNSIDE'S CHAPEL HILL FARMS PHASE 2-A AS SHOWN IN PLAT BOOK 79, PAGE 11 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST ALONG THE SAID EAST LINE, A DISTANCE OF 437.75 FEET TO A SECTION CORNER BEING THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 02 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 1243.24 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 49 SECONDS EAST INTO SAID SECTION 19, A DISTANCE OF 154.80 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 180.57 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 87.68 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 06 SECONDS EAST, A DISTANCE OF 157.17 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 787.62 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 59.96 FEET (CHORD BEARING SOUTH 81 DEGREES 38 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 59.84 FEET); THENCE SOUTH 75 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE 138.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND

HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 83.84 FEET (CHORD BEARING SOUTH 82 DEGREES 33 MINUTES 30 SECONDS EAST A CHORD LENGTH OF 83.61 FEET); THENCE SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 216.23 FEET TO THE POINT OF BEGINNING, CONTAINING 569,127 SQUARE FEET, 13.07 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

TRACT 2C: (PART OF PARCEL NO. 45-12-30-200-001.000-030)

PART OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF THE SAID QUARTER QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SAID QUARTER QUARTER, A DISTANCE OF 294.32 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS WEST ALONG THE SAID EAST LINE, A DISTANCE OF 407.03 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 66.20 FEET; THENCE NORTH 08 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 401.33 FEET; THENCE NORTH 35 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.17 FEET TO THE POINT OF BEGINNING, CONTAINING 14,374 SQUARE FEET, 0.33 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

TRACT 3A: (PART OF PARCEL NO. 45-12-19-451-004.000-030)

PART OF THE SOUTH 40 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTIONS 19; THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 477.23 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 631.01 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 41 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS WEST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 230.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 88 DEGREES 02 MINUTES 07 SECONDS WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 628.36 FEET TO THE POINT OF BEGINNING, CONTAINING 299,647 SQUARE FEET, 6.88 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

TRACT 3B: (PART OF PARCEL NO. 45-12-30-200-001.000-030)

PART OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN

ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 02 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 628.36 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 361.13 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 370.73 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 221.32 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 282.94 FEET; THENCE SOUTH 08 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 146.71 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 39 SECONDS EAST, A DISTANCE OF 66.20 FEET TO A POINT ON THE EAST LINE OF THE SAID QUARTER QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS WEST ALONG THE SAID EAST LINE, A DISTANCE OF 622.87 FEET TO THE SOUTHEAST CORNER OF THE SAID QUARTER QUARTER; THENCE NORTH 88 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID QUARTER QUARTER, A DISTANCE OF 952.15 FEET TO A POINT ON THE CENTERLINE OF 87 TH AVENUE A PUBLIC ROAD; THENCE NORTH 28 DEGREES 36 MINUTES 07 SECONDS WEST ALONG THE SAID CENTERLINE, A DISTANCE OF 680.67 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 328.34 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID CENTERLINE AND ALONG SAID CURVE AN ARC LENGTH OF 118.08 FEET (CHORD BEARING NORTH 18 DEGREES 37 MINUTES 09 SECONDS WEST A CHORD LENGTH OF 117.45 FEET); THENCE NORTH 05 DEGREES 57 MINUTES 27 SECONDS WEST CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 52.08 FEET TO A POINT ON THE WEST LINE OF THE SAID QUARTER QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE SAID WEST LINE, A DISTANCE OF 577.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1,305,960 SQUARE FEET, 29.98 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

Property address: 8415 Whitcomb Street-SEE ATTACHED EXHIBIT A LEGAL, Merrillville, IN 46410