

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-543605  
12/20/2021 01:42 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 5

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## Quitclaim Deed

Parcel No.: 46-09-30-126-001.018

THIS INDENTURE WITNESSETH THAT:

LEKA NIKOLIC, of N.J.K., an Indiana corporation whose tax mailing address is 1151 W 37th Ave, Hobart, IN 46342, USA, (the "Grantor") QUITCLAIMS to OA Investments LLC, an Indiana corporation, whose tax mailing address is 12511 S 104th Ave, Palos Park, IL 60464, USA, (the "Grantee") as the sole tenant, for the sum of \$ 10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

The address of such real estate is commonly known as 1151 W 37th Ave, Hobart, IN 46342, USA.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

No Sales Disclosure Needed  
Dec 17 2021  
By: TS  
Office of the Lake County Assessor

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IN WITNESS WHEREOF the Grantor has executed this deed this 15th day of November,  
2021.

Signed in the presence of:

[Signature]

Signature

Lolita L Ransom

Name

N.I.K.

[Signature] Per:  
Lek A Nisolic



Property of Lolita L Ransom  
Lake County Recorder

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## Grantor Acknowledgement

STATE OF INDIANA

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Leta NIKOLIC N.I.K., an Indiana corporation, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Witness my hand and Notarial Seal this 15th day of November, 2011.

My Commission Expires: 09/10/2028

[Signature]

Notary Public for the State of Indiana

County of Lake

Lolita L. Ransom

Printed Name

Resident of Lake County



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This instrument was prepared by: OA Investments LLC

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.

Send tax bills to: 1171 W 37th Ave, Hobart, IN 46342

After recording, return to: 1171 W 37th Ave, Hobart, IN 46342

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A PROPERTY DESCRIPTION

The Land referred to in this Commitment is described as follows:

### PARCEL 1

THE NORTH 198.18 FEET OF THE WEST 183 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA,

EXCEPT THE WEST 30 FEET THEREOF,

ALSO EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH 89 DEGREES 00 MINUTES 02 SECONDS EAST (ASSUMED BEARING) 327.218 METERS (1,073.55 FEET) ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 02 SECONDS EAST 9.144 METERS (30.00 FEET) ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 02 SECONDS EAST 46.634 METERS (153.00 FEET) ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 1 DEGREE 12 MINUTES 38 SECONDS EAST 14.511 METERS (47.61 FEET); THENCE NORTH 87 DEGREES 28 MINUTES 26 SECONDS WEST 18.769 METERS (61.58 FEET); THENCE NORTH 89 DEGREES 00 MINUTES 02 SECONDS WEST 25.000 METERS (82.02 FEET); THENCE SOUTH 35 DEGREES 22 MINUTES 58 SECONDS WEST 4.847 METERS (15.90 FEET); THENCE NORTH 1 DEGREE 12 MINUTES 38 SECONDS WEST 18.013 METERS (59.10 FEET) TO THE POINT OF BEGINNING, CONTAINING 0.0663 HECTARES (0.164 ACRES), MORE OR LESS. THE PORTION OF THE ABOVE-DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHTS-OF-WAY CONTAINS 0.0194 HECTARES (0.048 ACRES), MORE OR LESS.