

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-544541  
12/28/2021 01:46 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Mail Tax Bills To: 8250 Utah St Grantee Address: 8250 Utah St Parcel No. 45-12-24-326-004.000-046  
Merrillville IN 46410 Merrillville IN 46410

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that STEVEN C. MILEUSNICH ("Grantor"), conveys and warrants to **CQ PROPERTIES LLC** ("Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana (the "Real Estate"):

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF U. S. HIGHWAY 30, SAID POINT BEING 1286.09 FEET EAST OF THE WEST LINE OF SAID SECTION 24 AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, 469.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, 157.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, 274.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, 217.68 FEET TO THE WEST RIGHT OF WAY LINE OF UTAH STREET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF UTAH STREET, 190.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 82ND COURT; THENCE NORTH 89 DEGREES 48 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF 82ND COURT, 217.68 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 190.00 FEET TO THE POINT OF BEGINNING.

Commonly known as 8250 Utah Street, Hobart, Indiana 46342

Original Add 8250 Utah St.  
Merrillville IN 46410

IN013227

Greater Indiana Title Company

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Subject, nevertheless, to the following:

1. Real property taxes and special assessments not yet delinquent and all real estate taxes thereafter;
2. Mortgages, liens and encumbrances of public record;
3. Applicable building codes and zoning ordinances;
4. Covenants, conditions, restrictions, easements, and such other matters of public record;
5. Agreement for Grassy Waterway between Morrison J. Stringer, Ina W. Stringer, Robert J. Killens and Mary C. Killens, and Walter Woods and Mabel Woods recorded February 18, 1970 as Document No. 49319;
6. Lease between Steven C. Mileusnich, Landlord, and Landmark Infrastructure Holding Company, LLC, Tenant, dated December 31, 2020, a Memorandum of which was recorded February 3, 2021 as Document No. 2021-010442;
7. Assignment of Lease between Landmark Infrastructure Holding Company, LLC, Assignor, and LD Acquisition Company 20 LLC, Assignee, dated January 5, 2021, recorded March 2, 2021 as Document No. 2021-018453; and
8. Non-Disturbance and Attornment Agreement dated December 31, 2020, recorded February 3, 2021 as Document No. 2021-010443.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of December, 2021.

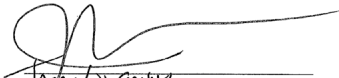
  
\_\_\_\_\_  
STEVEN C. MILEUSNICH

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STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared **STEVEN C. MILEUSNICH** and acknowledged the signature and delivered the instrument as a free and voluntary act for the uses and purposes named in the instrument this 9 day of December, 2021.



  
\_\_\_\_\_  
Jacquelyn L. Smith, Notary Public  
My Commission Expires: 1/10/24  
Commission No. 679813  
Resident of Wene County, Indiana

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. Victor H. Prasco

Document Prepared By: Victor H. Prasco, Burke Costanza & Carberry LLP  
9191 Broadway, Merrillville, IN 46410