

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-006700

8:31 AM 2022 Feb 23

## PARTIAL RELEASE OF CONSTRUCTION MORTGAGE

FOR VALUABLE CONSIDERATION, it is hereby certified that a certain Mortgage executed by **South Lake County Development, LLC** on the **11<sup>th</sup> day of June 2021**, securing the principal sum of **\$2,491,100.00** Dollars, which of Mortgage was duly recorded as Document No. **2021 513694** in the Office of the Recorder of Lake County, Indiana, on the **16<sup>th</sup> of June 2021**, is hereby **PARTIALLY RELEASED**. The undersigned represents that he is a representative that is authorized and directed to execute and deliver this Partial Release of Mortgage.

**Legal: Summerlin Estates**

Lot 11 – 11120 Isles Avenue, Dyer, IN 46311

Lot 14 – 11156 Isles Avenue, Dyer, IN 46311

Lot 19 – 13452 Vine Dr, Dyer, IN 46311

See Attached Full Legal Description

Dated this **18<sup>th</sup> of February, 2022**

American Community Bank of Indiana

*Brian D. Specht*

By: Brian D. Specht

Title: Senior Vice President

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this **18<sup>th</sup> day of February, 2022** personally appeared **Brian D. Specht**, by American Community Bank of Indiana, its **Senior Vice President**, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed by name and affixed my official seal.

*Rosemary White*  
Rosemary White, Notary Public  
A Resident of Lake County



My Commission Expires:  
**06/26/2027**

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.

This Instrument Prepared by: **BRIAN D. SPECHT OF AMERICAN COMMUNITY BANK OF INDIANA, LENDER**

Return to: **AMERICAN COMMUNITY BANK OF INDIANA, 7880 Wicker Avenue, Saint John, IN 46373**



25 cc  
C/L # 099017  
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EXHIBIT "A"  
Legal Description

For APN/Parcel ID(s):

PARCEL 1:

Lots 49 and 52 in Summerlin Estates - Phase 1, as per plat thereof, recorded in Plat Book 112, page 95, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2:

Lots 11 thru 23, both inclusive and Lots 55 thru 62, both inclusive, in Summerlin Estates - Phase 2, as per plat thereof, recorded in Plat Book 113, page 80, in the Office of the Recorder of Lake County, Indiana.

PARCEL 3:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 (ALSO KNOWN AS THE CENTERLINE OF 109TH AVENUE) A DISTANCE OF 837.45 FEET, THENCE SOUTH 00 DEGREES 12 MINUTES 25 SECONDS WEST A DISTANCE OF 553.33 FEET, THENCE NORTH 89 DEGREES 27 SECONDS WEST A DISTANCE OF 446.78 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 12 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 100.01 FEET, THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS WEST A DISTANCE OF 267.55 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 19 SECONDS WEST A DISTANCE OF 123.55 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, THENCE SOUTHERLY ALONG SAID CURVED LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 370.00 FEET, A CHORD WHICH BEARS SOUTH 14 DEGREES 30 MINUTES 06 SECONDS EAST A DISTANCE OF 60.01 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, THENCE SOUTH 29 DEGREES 12 MINUTES 36 SECONDS EAST A DISTANCE OF 31.49 FEET; THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 60.01 FEET TO THE SOUTHWEST, HAVING A RADIUS OF 230.00 FEET, A CHORD WHICH BEARS SOUTH 12 DEGREES 07 SECONDS EAST AND 103.42 FEET, AN ARC DISTANCE OF 104.31 FEET; THENCE SOUTH 47 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 5.30 FEET; THENCE SOUTH 00 DEGREES 33 SECONDS EAST A DISTANCE OF 201.00 FEET, THENCE SOUTH 89 DEGREES 47 SECONDS WEST A DISTANCE OF 827.75 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 27 DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, THENCE WESTERLY ALONG SAID CURVED LINE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 470.00 FEET, A CHORD WHICH BEARS SOUTH 03 DEGREES 45 MINUTES 12 SECONDS WEST AND 29.79 FEET, AN ARC DISTANCE OF 29.80 FEET; THENCE SOUTH 09 DEGREES 45 MINUTES 12 SECONDS EAST A DISTANCE OF 109.14 FEET; THENCE SOUTH 00 DEGREES 27 SECONDS WEST A DISTANCE OF 260.60 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 466.00 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE NORTH 00 DEGREES 12 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1,655.62 FEET, THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 390.01 FEET TO THE POINT OF BEGINNING, ALL IN HANOVER TOWNSHIP, LAKE COUNTY, INDIANA.

Lake County Recorder