

# NOT AN OFFICIAL DOCUMENT

2023-504458  
02/15/2023 01:40 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## Mutual Release From Option to Purchase Agreement

Bright Star PBR, LLC ("PBR" or "Purchaser") and Alvaro Serrano ("Serrano" or "Seller"), in consideration of the mutual terms of this agreement, and without admitting any liability for any action or inaction concerning any supposed to option to purchase real property, the same which was dated on or about **October 1, 2021**, involving two parcels with common addresses: **1) 1900 Clark Road, Gary, IN 46404** and **2) 4600 W 19<sup>th</sup> Avenue, Gary, IN 46404** ("the Agreement") collectively referred to as "the Property", agree to the following terms of a mutual release:

1. PBR will waive any interest in the Property, real or personal, which is the subject matter of the Agreement or contained in the Property as well as any rights it may or may not have under the terms of the Agreement.

2. The Agreement is hereby null and void, and no provisions of said agreement shall remain enforceable against either PBR or Serrano upon the execution of this document. It is agreed that neither party can seek legal enforcement of said contract as of the date of execution of this document.

3. Neither party will pursue the other for any costs of litigation, lost value as a result of the repossession of the subject property on the part of Serrano, or any other losses either party may or may not claim as a result of the termination of the Agreement and repossession of the subject property by Serrano.

4. Should legal action be necessary to enforce the terms of this agreement, the prevailing party shall be entitled to reimbursement of costs and attorney fees.

5. Both parties acknowledge and agree that the consideration identified herein is sufficient to enforce the terms of this Agreement.

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Bright Star PBR, LLC

By: Christina Primbas Manager  
Purchaser

Alvaro Serrano Seller

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

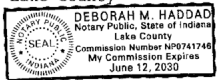
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Alvaro Serrano**, who acknowledged the execution of the foregoing Option to Purchase.

WITNESS my hand and notarial seal this 10<sup>th</sup> Day of February, 2023.

MY COMMISSION EXPIRES:  
6-12-30

Deborah M Haddad  
Notary Public  
A Resident of Lake County

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )



Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Christina Primbas** who acknowledged that she is authorized to execute this document on behalf of **Bright Star PBR, LLC**, as its Managing Member, and who acknowledged the execution of the foregoing Option to Purchase on its behalf.

WITNESS my hand and notarial seal this 2<sup>nd</sup> Day of February, 2023.

MY COMMISSION EXPIRES:  
6-12-30

Deborah M Haddad  
Notary Public  
A Resident of Lake County

**THIS INSTRUMENT PREPARED BY:**  
Michael D. Kvachkoff Attorney at Law, 405 N. Main Street, Crown Point, IN 46307, 219-661-9500.

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.  
*MAY 11/23*

