

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009105

8:31 AM 2023 Mar 24

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 **11th 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 **16th 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 057 - 11143 Isles Avenue, Dyer, IN 46311
See Attached Full Legal Description

Dated this 15th of March 2023

American Community Bank of Indiana

Brian D. Specht
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 **15th day of March 2023** 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, 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



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OFF 8/12
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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 55, 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 48 MINUTES 12 SECONDS WEST A DISTANCE OF 100.01 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 446.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 17 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 AND 187.89 FEET, AN ARC DISTANCE OF 189.57 FEET; THENCE SOUTH 29 DEGREES 12 MINUTES 36 SECONDS EAST A DISTANCE OF 31.49 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 60.01 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 230.00 FEET A CHORD WHICH BEARS SOUTH 11 DEGREES 47 MINUTES 07 SECONDS EAST AND 103.42 FEET, AN ARC DISTANCE OF 164.31 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 5.30 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 201.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 827.75 FEET; THENCE SOUTH 06 DEGREES 07 MINUTES 15 SECONDS EAST A 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 82 DEGREES 03 MINUTES 47 SECONDS WEST AND 29.79 FEET, AN ARC DISTANCE OF 29.80 FEET; THENCE SOUTH 09 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 109.14 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 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 1,665.62 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.

Recorder