

GINA PIMENTEL
RECORDER

2023-033213

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:23 AM 2023 Dec 6

RELEASE OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby RELEASES the **Mortgage** executed **MICHAEL K. HANGER**, to **Midwest Business Capital**, a division of **United Midwest Savings Bank**, **NKA United Midwest Savings Bank**, dated December 2nd, 2016 and recorded June 2nd, 2017 as **DOC# 2017 033966** in the Official Records of Lake County, State of Indiana (the "Mortgage"). "See Exhibit 'A' attached hereto and made a part hereof.

DATED this 29th day of August, 2023.

Midwest Business Capital, a division of United Midwest Savings Bank nka UNITED MIDWEST SAVINGS BANK, N.A.

By: Melissa Draughon
Name: **Melissa Draughon**
Its: **Vice President**

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, a notary public, in and for said county, personally appeared **Melissa Draughon**, as the Vice President of **United Midwest Savings Bank, N.A.**, who acknowledged that he/she did sign the foregoing instrument, and that the same is the free act and deed of such Banking Institution. In testimony whereof, I have hereunto subscribed my name at 955 County Line Road W., Westerville, OH 43082, this 29 day of August, 2023.

11-8-27
Commission Expires

Matthew Scott Miller
Notary Public

Printed



MATTHEW SCOTT MILLER
Notary Public, State of Ohio
My Commission Expires:
11/08/2027

This instrument prepared by and please return to:

Brad Fusco
Loan Servicing Manager, VP
955 County Line Road W.
Westerville, OH 43081

25-
CL. 168646
[Signature]

NOT AN OFFICIAL DOCUMENT

EXHIBIT A LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, TO-WIT: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 53 IN THE RE-SUBDIVISION OF OAKS OF CEDAR CREEK PHASE I AS SHOWN IN PLAT BOOK 89, PAGE 91 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 84 DEGREES 34 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 53 A DISTANCE OF 120.44 FEET TO THE SOUTHEAST CORNER OF

SAID LOT 53 AND THE WESTERLY RIGHT-OF-WAY OF RED OAK DRIVE; THENCE SOUTHERLY ALONG SAID WEST LINE AN ARC LENGTH OF 25.00 FEET; THENCE SOUTH 84 DEGREES 34 MINUTES 58 SECONDS WEST ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 119.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 53 EXTENDED; THENCE NORTH 7 DEGREES 23 MINUTES 46 SECONDS WEST ALONG SAID EXTENDED LINE 25.01 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 2011-066737 OF THE LAKE COUNTY, INDIANA RECORDS.

ALSO:

SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, TO-WIT: LOT 53 IN OAKS OF CEDAR CREEK, PHASE ONE, AN ADDITION TO THE TOWN OF LOWELL, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 1 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 23, 1999 AS DOCUMENT NO. 99078925 AND AMENDED BY PLAT OF CORRECTION RECORDED FEBRUARY 28, 2000 IN PLAT BOOK 88, PAGE 13 AND AMENDED BY PLAT OF RE-SUBDIVISION OF OAKS OF CEDAR CREEK, PHASE ONE, RECORDED MARCH 1, 2001 IN PLAT BOOK 89, PAGE 91 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 2011-019275 OF THE LAKE COUNTY, INDIANA RECORDS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

PINs: 45-19-13-302-008.000-008
45-19-13-302-009.000-008

Property more commonly known as 17010 Red Oak Drive, Lowell, Indiana 46356